

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: Broadview – Blue Ridge / 39

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 486

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$251,800	\$254,100	\$505,900	\$540,900	93.5%	12.64%
2006 Value	\$264,900	\$268,400	\$533,300	\$540,900	98.6%	12.49%
Change	+\$13,100	+\$14,300	+\$27,400		+5.1%	-0.15%
% Change	+5.2%	+5.6%	+5.4%		+5.5%	-1.19%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.15% and -1.19% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2005 Value	\$264,100	\$274,300	\$538,400
2006 Value	\$277,900	\$292,500	\$570,400
Percent Change	+5.2%	+6.6%	+5.9%

Number of one to three unit residences in the Population: 3,573

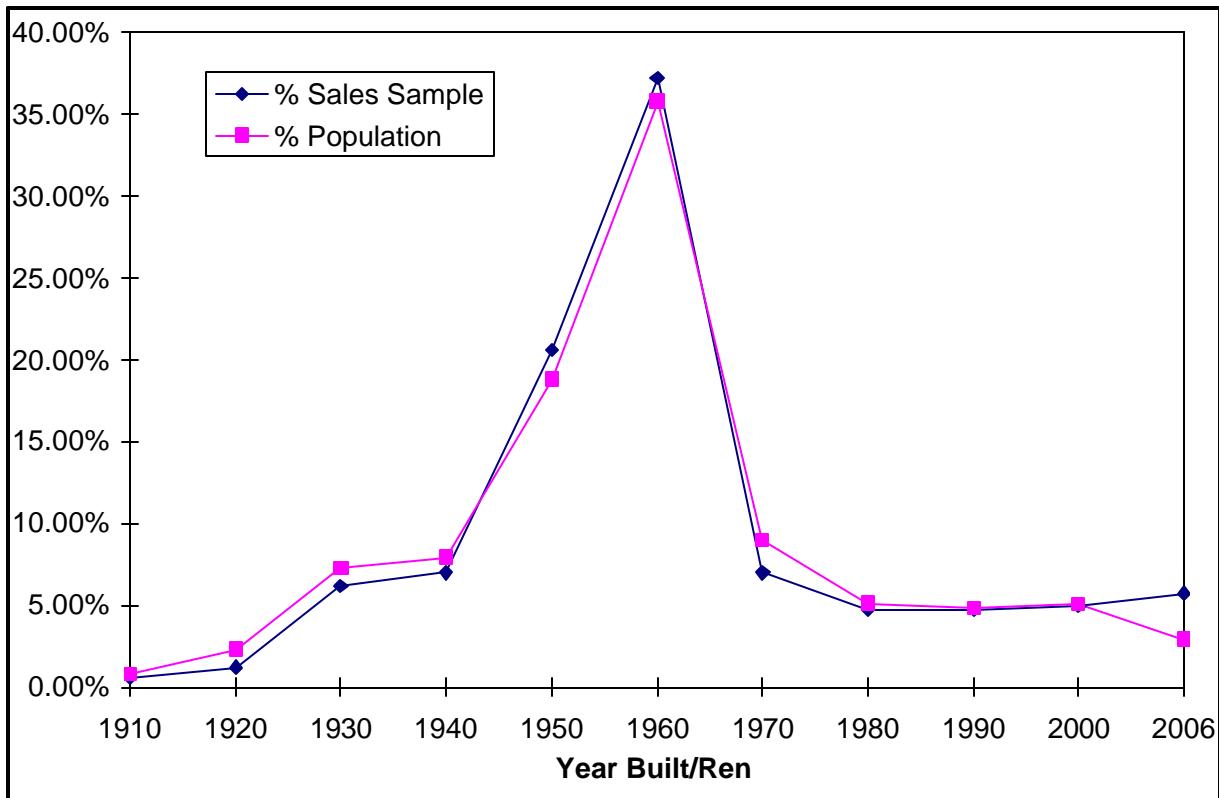
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grade 9 homes or ones located in the North Beach area [neighborhood 11] were at a higher assessment ratio than other parcels and the formula adjusts these upward less than others. One and one half, two, or two and one half story homes were at lower assessment ratio than other parcels and the formula adjusts these upwards more than others. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	3	0.62%
1920	6	1.23%
1930	30	6.17%
1940	34	7.00%
1950	100	20.58%
1960	181	37.24%
1970	34	7.00%
1980	23	4.73%
1990	23	4.73%
2000	24	4.94%
2006	28	5.76%
	486	

Population		
Year Built/Ren	Frequency	% Population
1910	30	0.84%
1920	83	2.32%
1930	261	7.30%
1940	284	7.95%
1950	672	18.81%
1960	1279	35.80%
1970	320	8.96%
1980	183	5.12%
1990	174	4.87%
2000	182	5.09%
2006	105	2.94%
	3573	

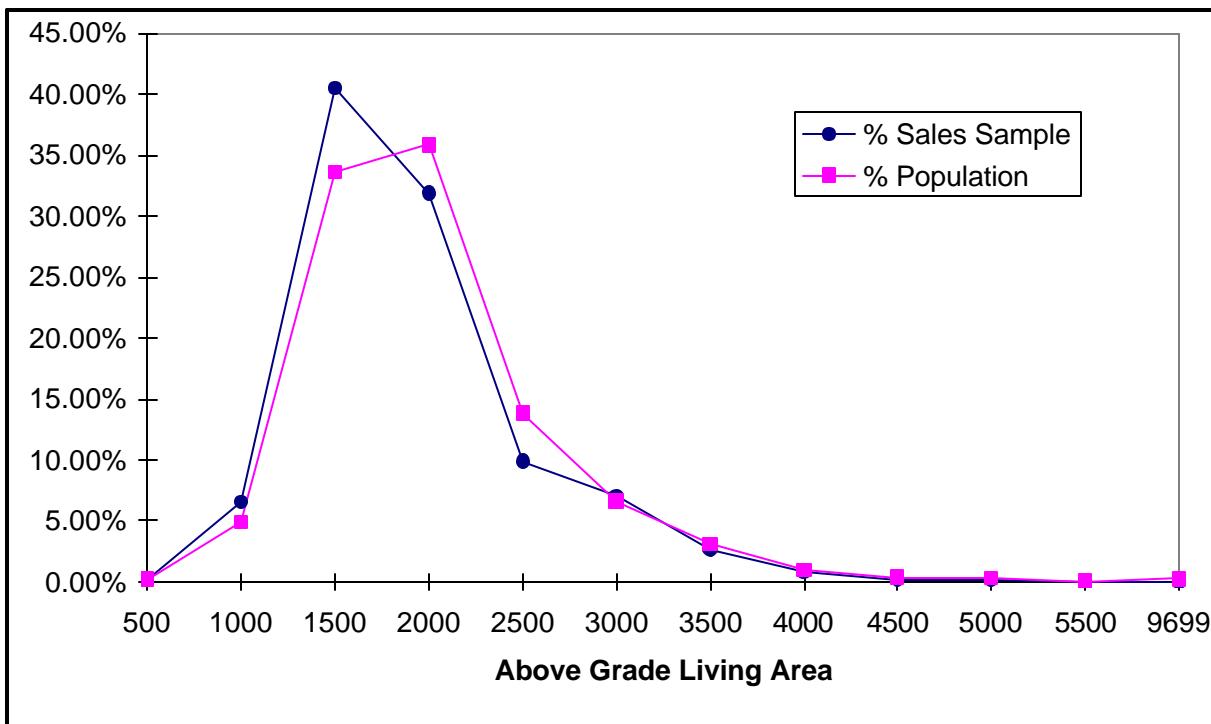


Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. The sales sample frequency distribution for homes built before 2001 follows the population distribution closely with regard to Year Built/Ren. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.21%
1000	32	6.58%
1500	197	40.53%
2000	155	31.89%
2500	48	9.88%
3000	34	7.00%
3500	13	2.67%
4000	4	0.82%
4500	1	0.21%
5000	1	0.21%
5500	0	0.00%
9699	0	0.00%
	486	

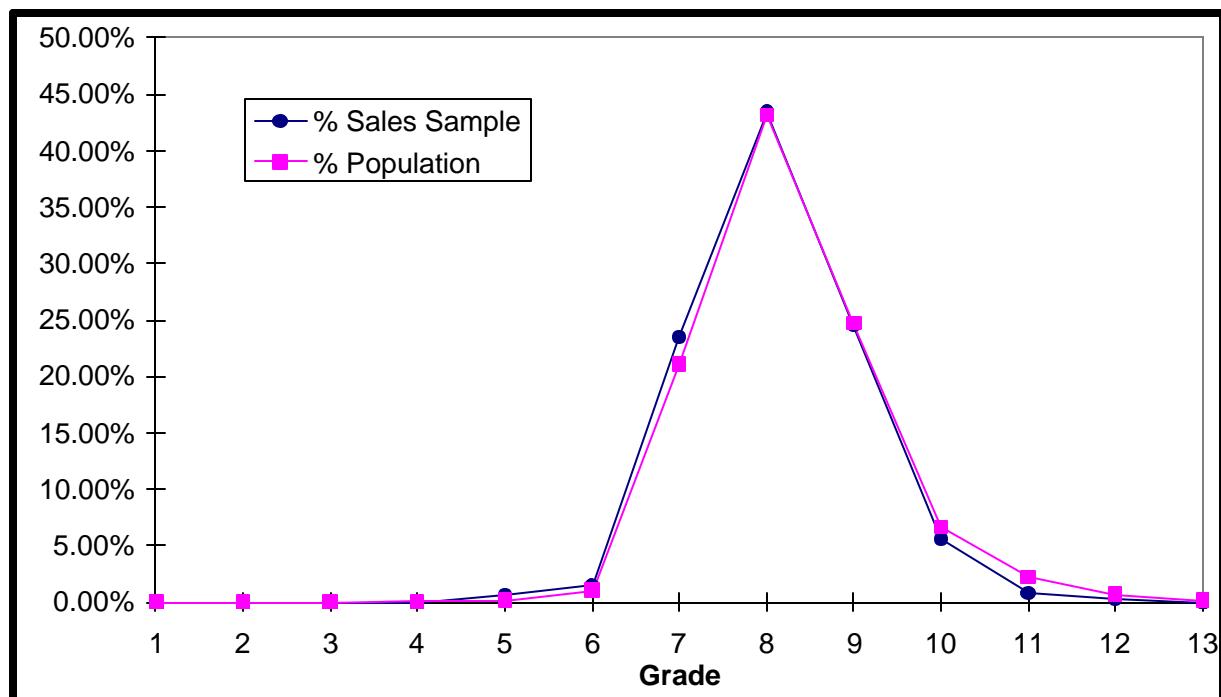
Population		
AGLA	Frequency	% Population
500	7	0.20%
1000	174	4.87%
1500	1199	33.56%
2000	1281	35.85%
2500	495	13.85%
3000	236	6.61%
3500	112	3.13%
4000	35	0.98%
4500	14	0.39%
5000	10	0.28%
5500	2	0.06%
9699	8	0.22%
	3573	



The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

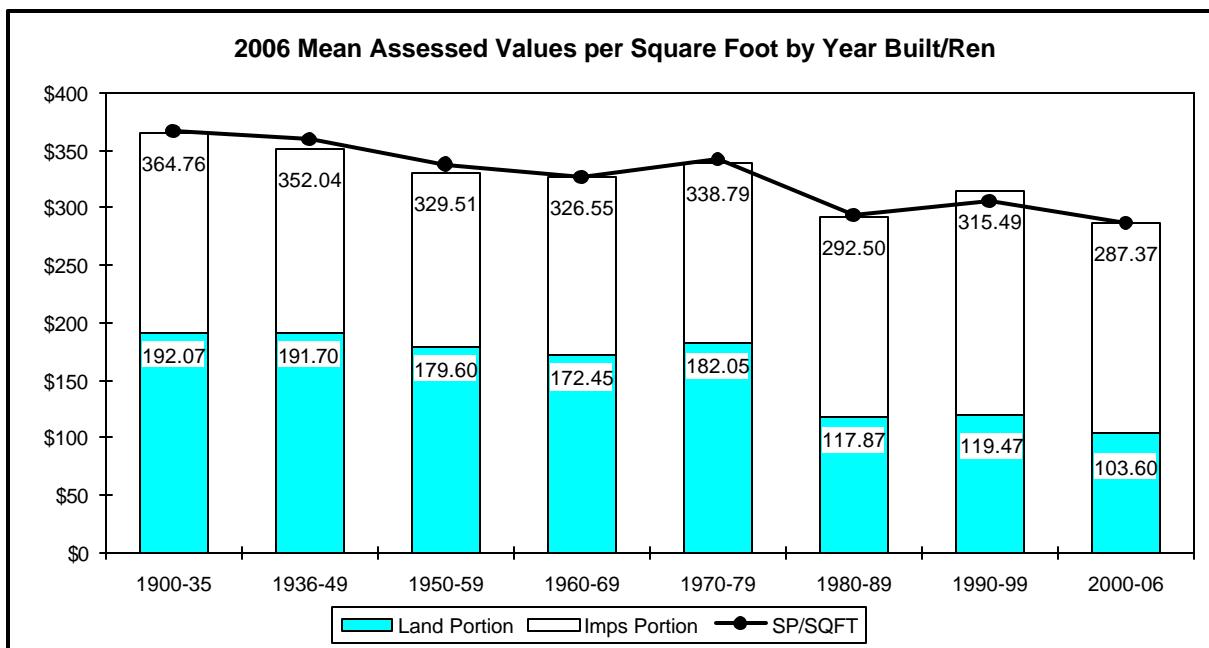
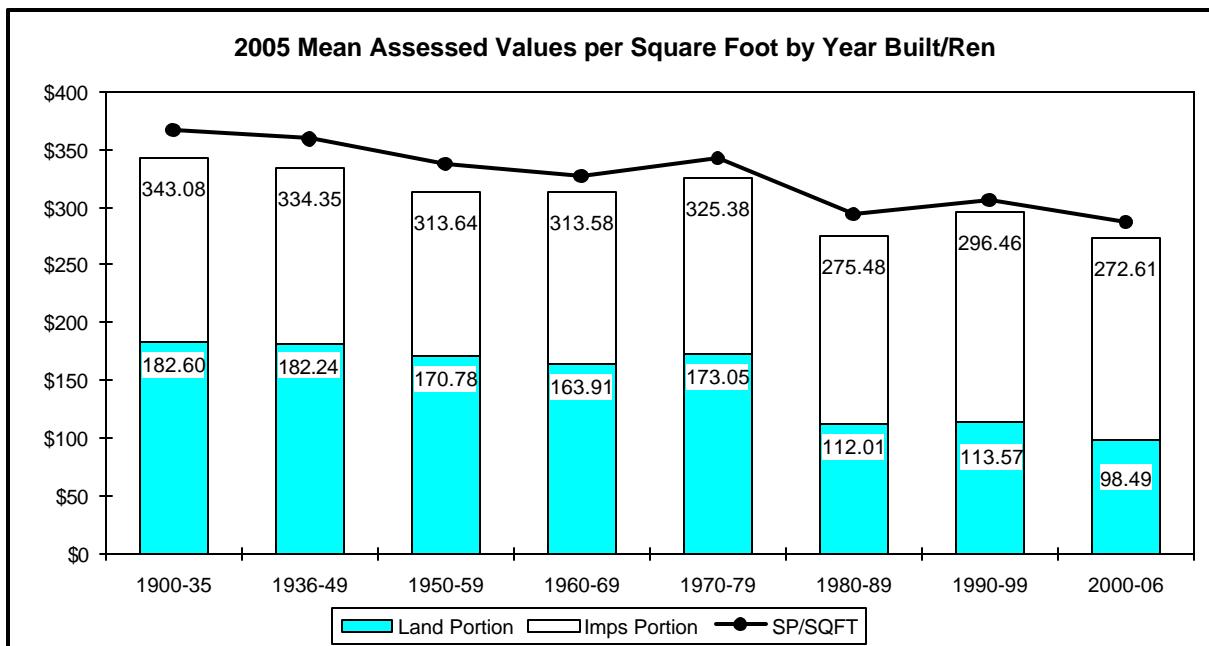
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.03%
5	3	0.62%	5	7	0.20%
6	7	1.44%	6	37	1.04%
7	114	23.46%	7	754	21.10%
8	211	43.42%	8	1543	43.18%
9	119	24.49%	9	884	24.74%
10	27	5.56%	10	236	6.61%
11	4	0.82%	11	80	2.24%
12	1	0.21%	12	25	0.70%
13	0	0.00%	13	6	0.17%
		486			3573



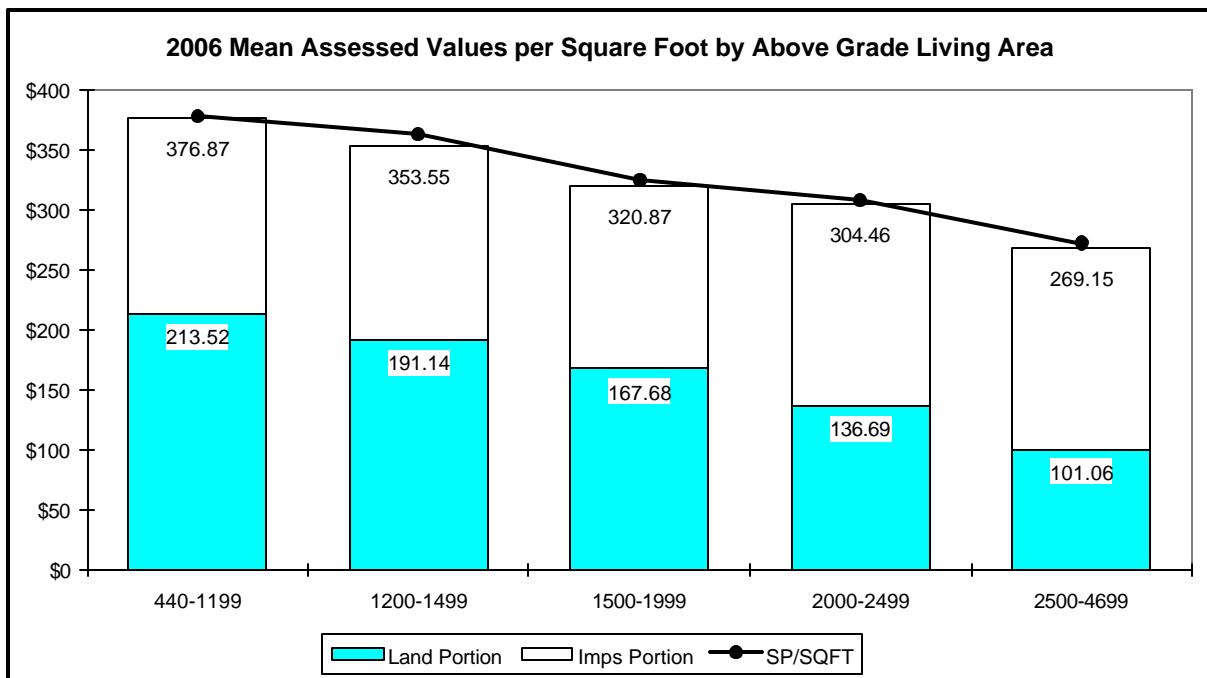
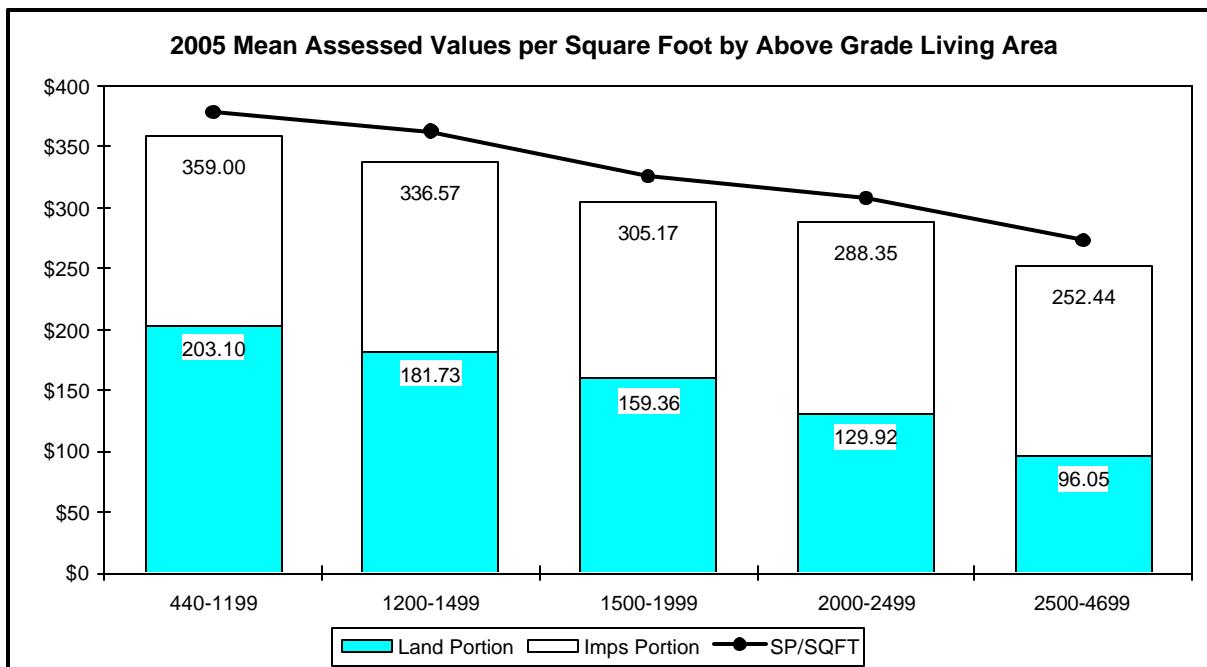
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values
By Year Built / Renovated**



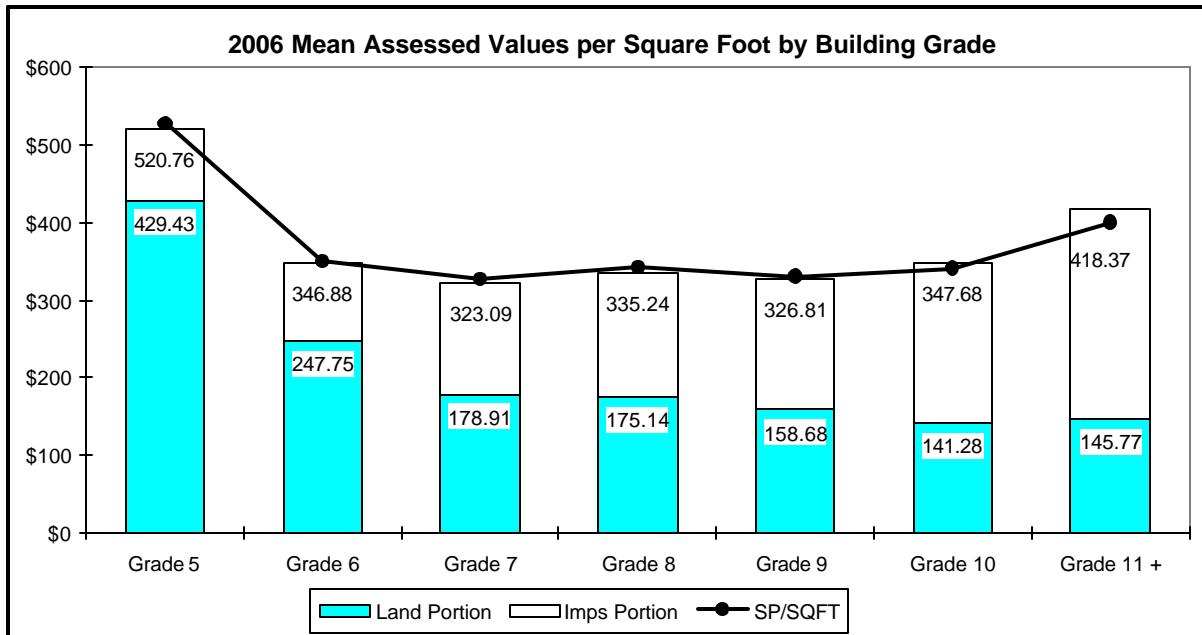
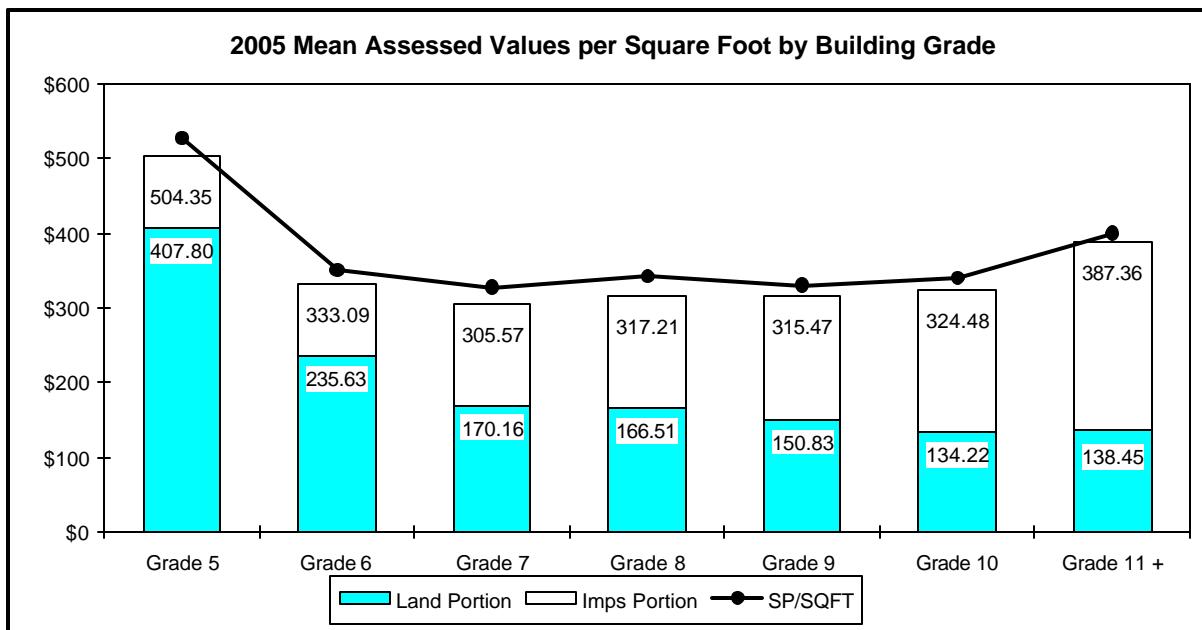
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values
By Above Grade Living Area***

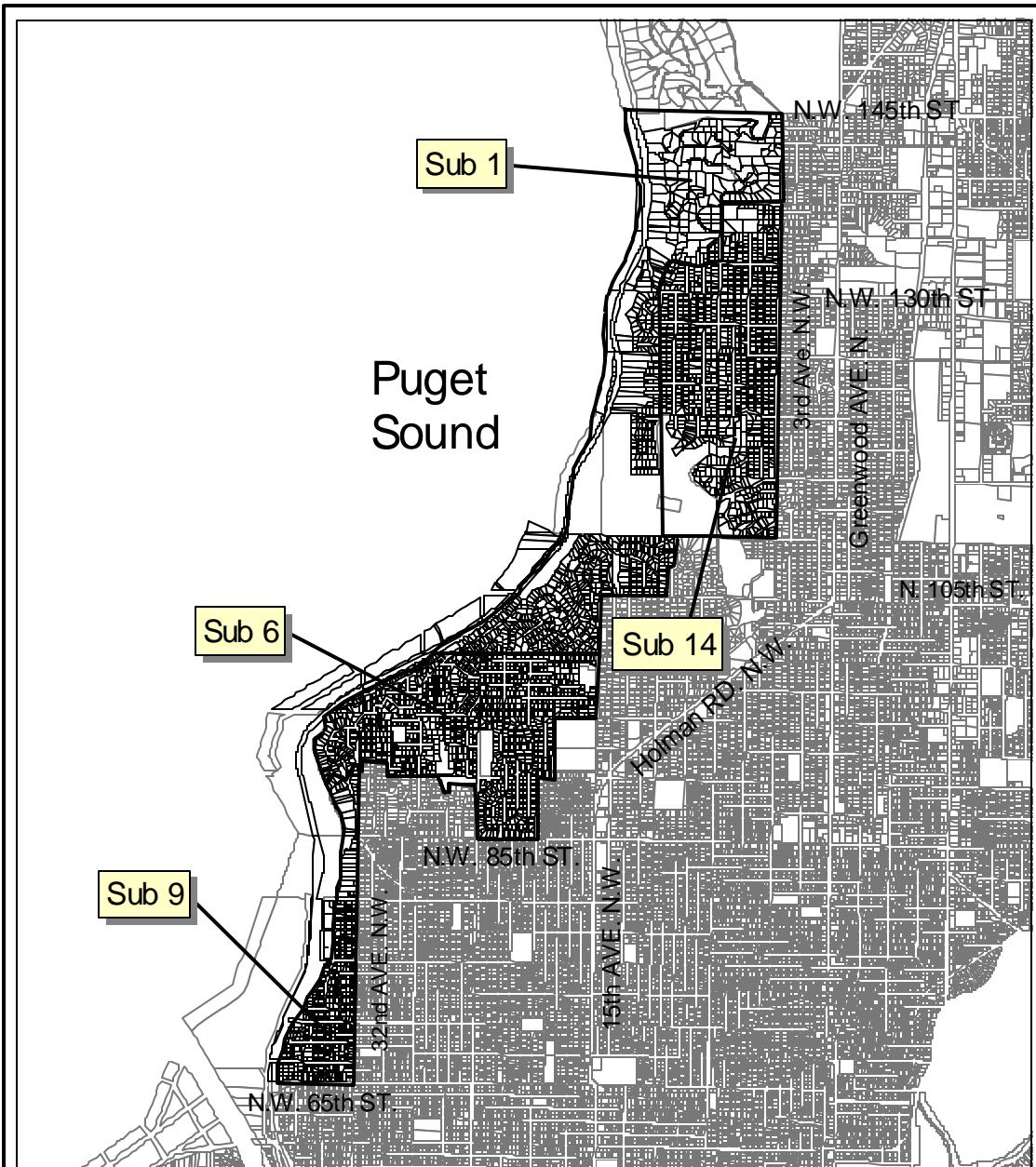


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There were only 5 sales with grades greater than 10 .



Area 39 Sub Areas

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or fitness for any particular purpose. King County shall not be liable for any special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or benefits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on the map is prohibited except by written permission of King County.

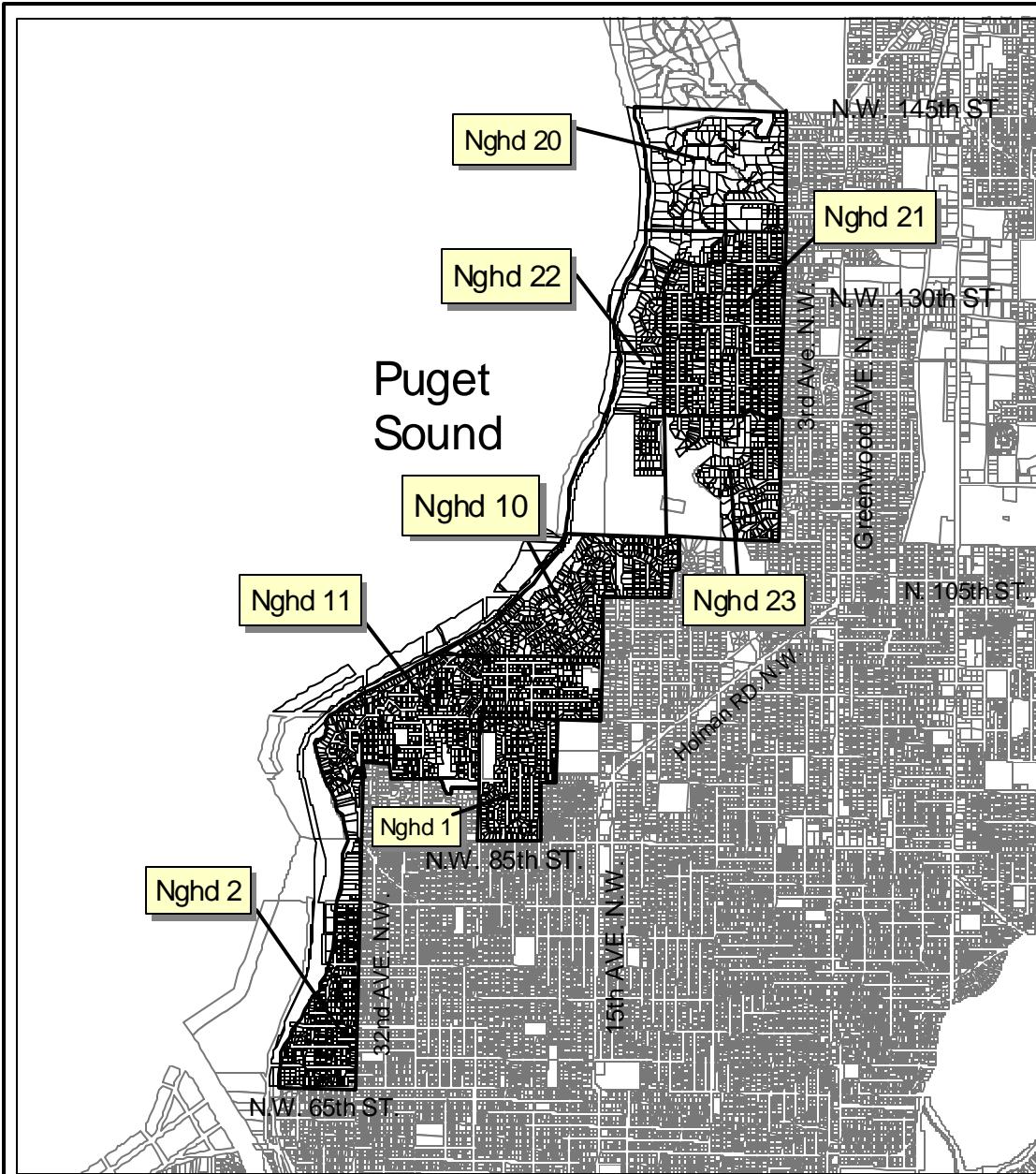


June 29, 2006

0.2 0 0.2 0.4 0.6 0.8 Miles



Department of Assessments



Area 39 Neighborhood Map

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, or consequential damages resulting from the use or misuse of the information contained on this map. Any sale of this map or information on the map is prohibited except by written permission of King County.



June 29, 2006

02 0 02 04 06 08 Miles



King County

Department of Assessments

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change from the improved sales sample, a market adjustment for land values was derived. The formula is:

$$\text{2006 Land Value} = \text{2005 Land Value} \times 1.054, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 486 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grade 9 homes or ones located in the North Beach area [neighborhood 11] were at a higher assessment ratio than other parcels and the formula adjusts these upward less than others. One and one half, two, or two and one half story homes were at lower assessment ratio than other parcels and the formula adjusts these upwards more than others.

The derived adjustment formula is:

$$\text{2006 Total Value} = \text{2005 Total Value} / [0.9394915 + (0.02695125 \text{ if located in neighborhood 11}) + (0.02630111 \text{ if grade 9}) - (0.02879762 \text{ if # of stories is 1.5, 2.0, or 2.5})]$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2006 Improvements Value} = \text{2006 Total Value} \text{ minus } \text{2006 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.054 – 2006 Land Value=New Improvement Value).
 - * If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (Previous Total Value * 1.054 – 2006 Land Value=New Improvement Value).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 39 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.44%

Neighborhood 11 Yes

% Adjustment -2.97%

Grade 9 Yes

% Adjustment -2.90%

of Stories>1 and <3 Yes

% Adjustment 3.37%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 9 home would *approximately* receive a 3.54% upward adjustment (6.44% - 2.90%).

38% or 1,345 of the population of 1 to 3 unit residences in the area are adjusted by the overall alone. There are 186 sales of this type of property.

933 of the population of 1 to 3 unit residences are located in neighborhood 11. There are 162 sales of this type of property.

884 of the population of 1 to 3 unit residences are grade 9 in quality. There are 119 sales of this type of property.

1,117 of the population of 1 to 3 unit residences are homes with one and one half, two, or two and one half stories. There are 124 sales of this type of property.

Area 39 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.986 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	3	0.960	0.991	3.3%	0.744	1.238
6	7	0.962	1.004	4.4%	0.863	1.146
7	114	0.926	0.981	6.0%	0.958	1.005
8	211	0.923	0.977	5.8%	0.959	0.995
9	119	0.950	0.986	3.8%	0.965	1.007
10	27	0.945	1.015	7.4%	0.972	1.057
11	4	0.960	1.043	8.7%	0.904	1.182
12	1	1.003	1.068	6.4%	NA	NA
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1935	49	0.923	0.985	6.7%	0.944	1.026
1936-1949	109	0.930	0.981	5.4%	0.957	1.004
1950-1959	186	0.928	0.975	5.0%	0.957	0.993
1960-1969	42	0.963	1.003	4.2%	0.963	1.043
1970-1979	23	0.949	0.991	4.4%	0.935	1.047
1980-1989	22	0.942	1.000	6.2%	0.953	1.047
1990-1999	23	0.955	1.018	6.6%	0.966	1.070
2000-2006	32	0.935	0.988	5.6%	0.949	1.027
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	4	0.957	1.004	5.0%	0.848	1.160
Average	151	0.942	0.995	5.6%	0.975	1.014
Good	264	0.931	0.978	5.1%	0.963	0.994
Very Good	67	0.933	0.990	6.1%	0.960	1.021
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	356	0.943	0.986	4.6%	0.973	0.999
1.5	41	0.925	0.999	7.9%	0.957	1.040
2	78	0.917	0.984	7.3%	0.956	1.012
2.5	5	0.862	0.920	6.7%	0.800	1.039
3	6	0.955	0.981	2.7%	0.876	1.087

Area 39 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.986 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
440-1199	95	0.951	0.999	5.1%	0.973	1.025
1200-1499	131	0.926	0.973	5.1%	0.950	0.995
1500-1999	158	0.940	0.988	5.1%	0.968	1.008
2000-2499	47	0.938	0.990	5.6%	0.959	1.021
2500-4699	55	0.926	0.988	6.6%	0.959	1.017
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	246	0.933	0.988	5.9%	0.972	1.005
Yes	240	0.937	0.984	5.0%	0.969	0.999
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	486	0.935	0.986	5.4%	0.975	0.997
Yes	0					
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	82	0.943	0.999	6.0%	0.972	1.026
6	207	0.945	0.982	4.0%	0.966	0.999
9	57	0.902	0.969	7.4%	0.929	1.008
14	140	0.928	0.989	6.6%	0.969	1.009
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
2000-3999	20	0.943	0.990	5.0%	0.936	1.044
4000-4999	27	0.928	0.993	7.0%	0.934	1.052
5000-6999	147	0.923	0.968	4.9%	0.948	0.989
7000-8999	161	0.930	0.982	5.6%	0.962	1.001
9000-14999	108	0.948	1.000	5.5%	0.977	1.023
15000-202999	23	0.961	1.014	5.6%	0.966	1.062

Area 39 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.986 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

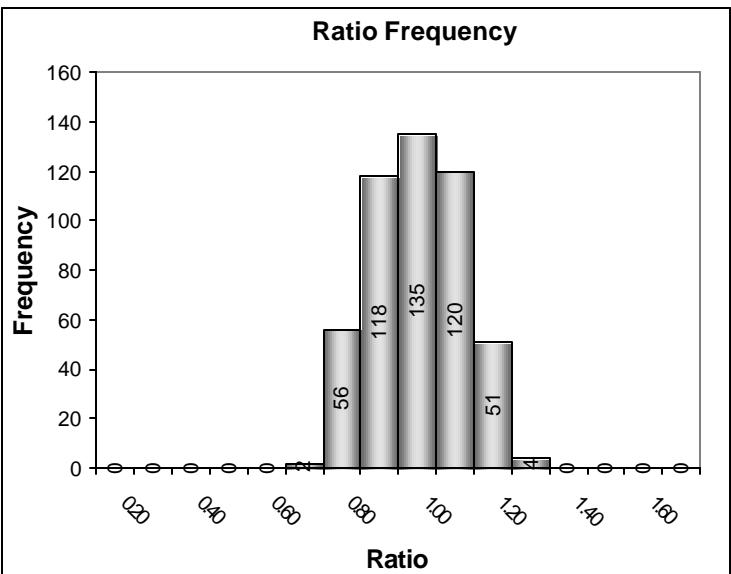
It is difficult to draw valid conclusions when the sales count is low.

Neighborhood	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	45	0.919	0.968	5.4%	0.931	1.006
2	57	0.902	0.969	7.4%	0.929	1.008
10	56	0.939	0.991	5.5%	0.955	1.026
11	162	0.951	0.986	3.6%	0.967	1.005
20	8	0.950	1.009	6.2%	0.909	1.108
21	106	0.931	0.993	6.7%	0.971	1.016
22	19	0.939	1.006	7.1%	0.954	1.058
23	33	0.926	0.985	6.4%	0.940	1.031

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2005	Date of Report: 6/29/2006	Sales Dates: 1/2003 - 12/2005
Area Broadview - Blue Ridge / 39	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	486		
Mean Assessed Value	505,900		
Mean Sales Price	540,900		
Standard Deviation AV	187,738		
Standard Deviation SP	206,518		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.948		
Median Ratio	0.951		
Weighted Mean Ratio	0.935		
UNIFORMITY			
Lowest ratio	0.653		
Highest ratio:	1.236		
Coefficient of Dispersion	10.46%		
Standard Deviation	0.120		
Coefficient of Variation	12.64%		
Price Related Differential (PRD)	1.013		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.933		
<i>Upper limit</i>	0.966		
95% Confidence: Mean			
<i>Lower limit</i>	0.937		
<i>Upper limit</i>	0.958		
SAMPLE SIZE EVALUATION			
N (population size)	3573		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.120		
Recommended minimum:	23		
Actual sample size:	486		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	236		
# ratios above mean:	250		
<i>Z:</i>	0.635		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



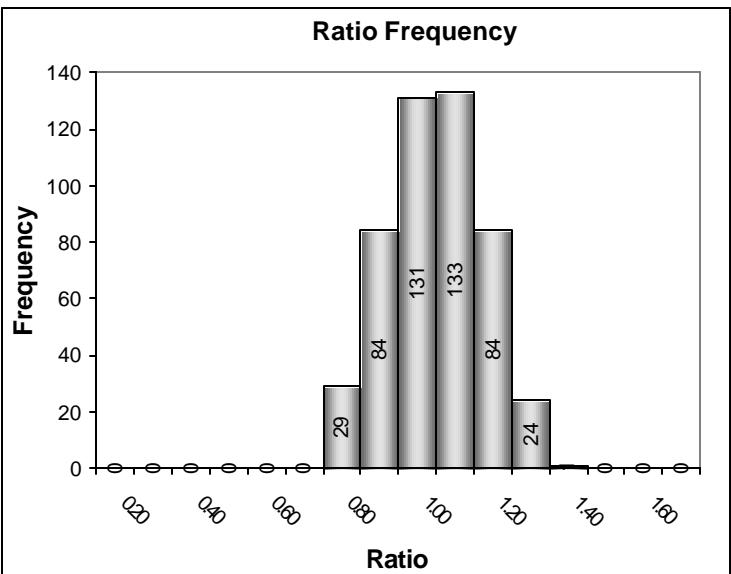
COMMENTS:

1 to 3 Unit Residences throughout area 39

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2006	Date of Report: 6/29/2006	Sales Dates: 1/2003 - 12/2005
Area Broadview - Blue Ridge / 39	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	486		
Mean Assessed Value	533,300		
Mean Sales Price	540,900		
Standard Deviation AV	198,425		
Standard Deviation SP	206,518		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	1.000		
Weighted Mean Ratio	0.986		
UNIFORMITY			
Lowest ratio	0.717		
Highest ratio:	1.314		
Coefficient of Dispersion	10.39%		
Standard Deviation	0.125		
Coefficient of Variation	12.49%		
Price Related Differential (PRD)	1.013		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.986		
<i>Upper limit</i>	1.020		
95% Confidence: Mean			
<i>Lower limit</i>	0.988		
<i>Upper limit</i>	1.010		
SAMPLE SIZE EVALUATION			
N (population size)	3573		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.125		
Recommended minimum:	25		
Actual sample size:	486		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	242		
# ratios above mean:	244		
<i>Z:</i>	0.091		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 39

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	086800	0320	7/12/05	\$429,950	860	0	7	1946	5	7104	N	N	10503 12TH AV NW
1	086800	0300	6/6/03	\$321,000	1020	350	7	1946	4	8340	N	N	10514 13TH AV NW
1	086800	0035	6/9/03	\$410,000	1030	910	7	1946	4	9000	N	N	1238 NW NORCROSS WY
1	086800	0220	12/12/03	\$450,000	1160	1120	7	1947	5	7800	N	N	1318 NW WOODBINE WY
1	086800	0330	7/21/03	\$399,000	1230	0	7	1951	4	8340	N	N	10515 12TH AV NW
1	086800	0420	12/27/05	\$500,000	1340	700	7	1947	3	7117	N	N	1314 NW 105TH ST
1	361660	0105	2/19/03	\$445,000	1820	500	7	1939	4	17582	Y	N	13015 12TH AV NW
1	086800	0570	8/3/04	\$675,000	1820	400	7	1939	5	8128	Y	N	1521 NW WOODBINE WY
1	086800	0230	9/17/04	\$397,950	1100	760	8	1949	4	9539	N	N	1308 NW WOODBINE WY
1	086800	0155	9/15/05	\$609,995	1120	720	8	1951	4	9525	N	N	1309 NW NORCROSS WY
1	086800	0460	9/1/03	\$375,000	1160	350	8	1947	4	8340	N	N	10541 13TH AV NW
1	086800	0470	8/9/05	\$522,000	1190	600	8	1948	4	8340	N	N	10561 13TH AV NW
1	263940	0011	11/15/03	\$375,000	1250	0	8	1952	4	7452	N	N	13221 8TH AV NW
1	086800	0165	11/11/04	\$425,000	1250	1050	8	1951	4	9308	N	N	1321 NW NORCROSS WY
1	086800	0160	5/13/05	\$550,000	1250	850	8	1953	4	9556	N	N	1313 NW NORCROSS WY
1	086800	1225	11/4/03	\$595,000	1300	840	8	1950	4	7800	Y	N	10029 VALMAY AV NW
1	086800	0462	8/2/05	\$519,800	1350	1300	8	1948	4	8340	N	N	10551 13TH AV NW
1	610770	0020	7/19/05	\$655,000	1390	830	8	1957	3	8160	N	N	1100 NW NORCROSS WY
1	252603	9152	6/2/03	\$415,000	1400	240	8	1955	3	8700	N	N	10702 12TH AV NW
1	086800	2270	8/6/04	\$850,000	1410	1200	8	1952	4	8840	Y	N	2048 NW BLUE RIDGE DR
1	086800	0175	7/2/04	\$580,000	1440	520	8	1950	4	8040	N	N	1333 NW NORCROSS WY
1	086800	1235	7/16/04	\$625,000	1460	940	8	1949	4	7800	Y	N	10019 VALMAY AV NW
1	241710	0045	10/7/05	\$465,000	1460	0	8	1954	3	6375	N	N	1238 NW 120TH ST
1	252603	9156	1/7/03	\$440,000	1480	560	8	1958	3	8315	N	N	10805 12TH AV NW
1	086800	0845	10/14/04	\$820,000	1500	990	8	1955	4	12640	Y	N	10545 VALMAY AV NW
1	241710	0060	11/11/05	\$400,000	1500	0	8	1954	4	6750	N	N	1212 NW 120TH ST
1	944230	0005	5/19/04	\$410,000	1530	0	8	1950	4	10854	N	N	12105 12TH AV NW
1	086800	1735	4/4/03	\$725,000	1540	850	8	1949	4	12480	Y	N	10039 BAYARD AV NW
1	086800	0189	8/15/05	\$785,000	1590	1570	8	1958	4	13000	Y	N	1420 NW WOODBINE WY
1	610770	0045	11/24/04	\$665,000	1600	1040	8	1960	4	10374	N	N	10810 12TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	086800	1990	12/20/04	\$750,000	1700	900	8	1952	4	24102	Y	N	10004 VINTON CT NW
1	086800	0806	4/16/04	\$749,950	1770	0	8	1961	5	9990	Y	N	1514 NW WOODBINE WY
1	610770	0060	4/10/03	\$541,500	1820	1000	8	1958	4	10095	N	N	1100 NW WOODBINE PL
1	620260	0210	2/27/03	\$660,000	1840	1270	8	1951	4	32889	Y	N	13900 NORTHWOOD RD NW
1	086800	0940	4/21/05	\$670,000	1860	400	8	1937	4	7440	Y	N	10336 VALMAY AV NW
1	086800	2005	7/30/03	\$743,000	2030	1200	8	1941	4	11200	Y	N	10007 RADFORD AV NW
1	086800	2245	7/1/03	\$715,000	2180	900	8	1940	4	7360	Y	N	2010 NW BLUE RIDGE DR
1	086800	2260	4/22/03	\$620,000	1250	920	9	1950	3	8122	Y	N	2032 NW BLUE RIDGE DR
1	086800	2310	4/7/05	\$847,000	1310	1510	9	1969	5	13950	Y	N	10329 BEDFORD CT NW
1	086800	2440	2/18/03	\$920,000	1430	1430	9	1970	5	8400	Y	N	2434 NW BLUE RIDGE DR
1	086800	2400	1/3/05	\$850,000	1440	1100	9	1953	4	7460	Y	N	2402 NW BLUE RIDGE DR
1	086800	2390	1/8/03	\$850,000	1470	1170	9	1954	4	8400	Y	N	2356 NW BLUE RIDGE DR
1	086800	2025	6/28/04	\$787,500	1480	1000	9	1952	4	9735	Y	N	2313 NW BLUE RIDGE DR
1	777280	0060	12/10/04	\$459,000	1510	620	9	1972	3	6984	N	N	1240 NW 118TH ST
1	086800	2235	3/5/04	\$714,000	1700	1400	9	1959	4	8700	Y	N	1990 NW BLUE RIDGE DR
1	086800	2070	8/26/03	\$700,000	1710	1600	9	1956	2	10680	Y	N	10027 RICHWOOD AV NW
1	086800	2070	3/19/05	\$812,500	1710	1600	9	1956	2	10680	Y	N	10027 RICHWOOD AV NW
1	777280	0100	4/23/03	\$497,000	1760	750	9	1967	4	7275	N	N	11711 SHORELINE PARK DR NW
1	086800	1380	2/26/04	\$666,200	1770	1400	9	1947	4	11424	Y	N	10522 CULPEPPER CT NW
1	086800	1795	11/23/05	\$800,000	1770	480	9	1941	5	7750	Y	N	10224 RICHWOOD AV NW
1	086800	1880	7/3/03	\$965,000	1830	1200	9	1959	5	11122	Y	N	10205 BELGROVE CT NW
1	086800	1935	9/21/04	\$720,000	1830	1000	9	1958	4	8880	Y	N	10252 BELGROVE CT NW
1	777280	0230	10/4/05	\$620,000	1910	0	9	1973	4	8544	N	N	1231 NW 118TH ST
1	086800	1250	2/16/04	\$548,000	1920	0	9	1952	5	9132	Y	N	10001 VALMAY AV NW
1	086800	1910	11/14/05	\$760,000	1930	1200	9	1946	4	7200	Y	N	10222 BELGROVE CT NW
1	086800	1335	12/4/03	\$687,900	1950	0	9	1935	5	8030	N	N	10245 VALMAY AV NW
1	086800	0555	1/31/05	\$1,030,000	1950	440	9	1953	3	22794	Y	N	1487 NW WOODBINE WY
1	086800	2040	12/13/04	\$760,000	1980	1500	9	1947	5	8220	Y	N	2331 NW BLUE RIDGE DR
1	086800	1515	3/3/03	\$636,500	1990	1820	9	1949	4	12780	Y	N	1838 NW BLUE RIDGE DR
1	086800	1402	2/16/05	\$635,000	2060	1120	9	1979	3	12528	Y	N	1730 NW GREENBRIER WY
1	086800	0104	3/11/04	\$800,000	2230	1780	9	1960	3	16451	Y	N	1450 NW WOODBINE WY

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Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	437970	0070	8/25/04	\$649,000	2340	0	9	1977	3	23349	N	N	14285 SHERWOOD RD NW
1	252603	9172	11/23/04	\$610,000	2350	0	9	1959	5	11532	N	N	12241 12TH AV NW
1	252603	9193	4/22/03	\$530,000	2530	0	9	1998	3	11383	N	N	12013 A 12TH AV NW
1	252603	9193	7/12/05	\$625,000	2530	0	9	1998	3	11383	N	N	12013 A 12TH AV NW
1	252603	9224	8/23/04	\$625,000	2990	0	9	1998	3	10404	N	N	12013 12TH AV NW
1	769340	0045	11/17/04	\$375,000	3070	750	9	2005	3	6000	Y	N	1239 NW 119TH ST
1	086800	2325	5/10/04	\$925,000	3160	1220	9	1980	3	9280	Y	N	10317 BEDFORD CT NW
1	086800	1722	11/23/04	\$1,265,000	3360	1610	9	1982	3	7860	Y	N	10027 BAYARD AV NW
1	086800	2226	10/26/04	\$900,000	1800	1290	10	1969	4	14544	Y	N	2000 NW BLUE RIDGE DR
1	242603	9169	10/13/05	\$690,000	2000	530	10	1947	5	10352	N	N	14055 3RD AV NW
1	242603	9170	9/14/05	\$860,000	2180	0	10	1992	3	18991	N	N	14037 3RD AV NW
1	086800	1760	1/6/04	\$999,250	2190	710	10	1958	5	12285	Y	N	10221 BELGROVE CT NW
1	085340	0060	12/23/03	\$510,000	2460	0	10	1962	4	12760	N	N	12621 BLAKELY PL NW
1	263940	0005	3/30/05	\$750,000	2530	0	10	1969	5	13452	N	N	13230 FRAZIER PL NW
1	230390	0010	4/25/03	\$867,500	2620	0	10	1957	4	71438	Y	N	950 NW ELFORD DR
1	242603	9275	4/21/04	\$829,000	3060	0	10	1998	3	21302	N	N	14303 3RD AV NW
1	252603	9209	8/6/04	\$860,000	3360	1000	10	2004	3	11053	N	N	1227 12TH AV NW
1	437960	0040	4/25/05	\$1,580,000	2700	2480	11	1982	3	60548	Y	N	1100 NW NORTHWOOD RD
1	361660	0008	8/26/05	\$925,000	2720	1020	11	1977	4	15576	Y	N	1000 NW 132ND ST
1	361660	0250	3/1/04	\$1,075,000	3790	0	11	1985	3	19000	Y	N	13021 13TH AV NW
1	361660	0006	8/11/03	\$2,200,000	4430	4110	12	1988	3	199069	Y	N	13207 11TH AV NW
6	613310	0127	4/13/05	\$255,000	440	440	5	1945	5	3871	N	N	2600 NW 97TH ST
6	873060	0045	3/11/03	\$250,000	540	0	5	1976	4	8144	N	N	9311 26TH PL NW
6	873060	0045	3/24/04	\$292,000	540	0	5	1976	4	8144	N	N	9311 26TH PL NW
6	057900	0415	8/14/03	\$390,000	680	300	6	1922	5	5700	Y	N	2307 NW 99TH ST
6	057900	0415	4/9/04	\$399,900	680	300	6	1922	5	5700	Y	N	2307 NW 99TH ST
6	267560	0011	6/8/04	\$250,000	870	0	6	2005	3	9100	N	N	9524 17TH AV NW
6	607350	0050	10/26/05	\$315,000	1060	0	6	1937	4	6825	N	N	9232 25TH AV NW
6	613260	0221	6/3/05	\$335,000	700	0	7	1945	4	3497	N	N	2630 NW NORTH BEACH DR
6	613260	0221	7/27/05	\$374,500	700	0	7	1945	4	3497	N	N	2630 NW NORTH BEACH DR
6	613260	0720	8/27/04	\$260,000	710	0	7	1928	3	5000	N	N	9644 26TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	057900	2900	10/23/04	\$285,000	740	0	7	1943	4	5000	N	N	1702 NW 96TH ST
6	613260	0695	5/14/03	\$427,000	780	800	7	1934	4	6406	Y	N	9620 26TH AV NW
6	444130	0355	3/11/04	\$315,250	830	0	7	1926	4	7030	N	N	9048 LOYAL AV NW
6	444480	0026	1/25/05	\$700,000	890	700	7	1928	4	4886	Y	N	3250 NW ESPLANADE
6	057900	3640	7/12/04	\$425,000	900	420	7	1960	4	2600	Y	N	2342 NW 95TH ST
6	613260	0110	12/10/04	\$427,500	900	250	7	1939	4	5000	Y	N	2416 NW NEPTUNE PL
6	057900	2625	9/8/03	\$410,000	930	400	7	1947	4	5200	Y	N	1938 NW 96TH ST
6	046400	0065	4/16/03	\$400,000	1000	500	7	1940	4	5100	Y	N	2824 NW 94TH ST
6	046400	0654	12/31/03	\$340,000	1000	320	7	1947	4	5610	N	N	2811 NW 92ND ST
6	057900	0965	3/7/05	\$599,950	1000	420	7	1932	4	4200	Y	N	9804 21ST AV NW
6	799720	0120	6/10/04	\$368,500	1010	660	7	1956	3	5000	N	N	2415 NW 91ST ST
6	613260	0725	12/6/04	\$309,000	1010	0	7	1945	3	5000	N	N	9648 NW NORTH BEACH DR
6	057900	2730	8/17/04	\$340,000	1020	660	7	1943	4	5000	N	N	1713 NW 97TH ST
6	046400	1252	6/9/03	\$315,000	1030	530	7	1953	3	7455	N	N	8924 30TH AV NW
6	613260	0635	8/24/04	\$360,500	1030	520	7	1928	4	5000	N	N	9505 25TH AV NW
6	613260	0585	11/3/04	\$400,000	1060	810	7	1934	4	5000	Y	N	9611 24TH AV NW
6	444130	0455	10/12/05	\$650,000	1120	1120	7	1942	5	7200	Y	N	9216 VIEW AV NW
6	281910	0075	1/26/04	\$435,000	1130	0	7	1937	4	6912	Y	N	3127 NW 94TH ST
6	046400	1020	10/19/04	\$429,000	1140	660	7	1963	4	2550	N	N	9004 30TH AV NW
6	613260	0569	5/24/05	\$490,000	1150	970	7	1949	4	5250	Y	N	9625 24TH AV NW
6	613260	0265	5/13/03	\$390,000	1160	760	7	1957	4	5250	Y	N	2615 NW NORTH BEACH DR
6	352603	9073	8/11/04	\$431,000	1180	550	7	1942	4	9563	Y	N	2504 NW 91ST ST
6	444130	0370	3/12/03	\$415,000	1200	310	7	1939	3	8010	Y	N	9108 VIEW AV NW
6	352603	9214	8/5/03	\$390,000	1240	710	7	1973	4	7250	Y	N	9110 31ST AV NW
6	613260	0685	3/26/03	\$385,000	1270	0	7	1948	4	5000	N	N	9608 26TH AV NW
6	352603	9155	7/30/04	\$458,000	1270	830	7	1963	3	6840	N	N	9118 28TH AV NW
6	057900	0385	4/22/05	\$500,000	1280	880	7	1940	4	5200	Y	N	2343 NW 100TH ST
6	613260	0594	7/31/03	\$423,000	1320	580	7	1960	4	5867	Y	N	9541 25TH AV NW
6	057900	1590	10/21/05	\$646,750	1400	850	7	1942	4	7500	Y	N	1932 NW 97TH ST
6	057900	2695	2/2/05	\$436,500	1540	0	7	1937	3	6760	N	N	1902 NW 96TH ST
6	352603	9183	5/13/03	\$561,000	1550	780	7	1926	4	6215	Y	N	3018 NW 94TH ST

Improved Sales Used in this Annual Update Analysis
Area 39
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	282010	0050	3/19/04	\$498,000	1580	1030	7	1944	4	7980	N	N	9109 31ST AV NW
6	046400	0996	8/21/03	\$307,500	1690	0	7	1963	3	6630	N	N	2854 NW 90TH PL
6	057900	2245	3/29/04	\$492,000	1750	180	7	1910	4	5200	Y	N	2328 NW 96TH ST
6	444480	0020	7/12/04	\$774,000	1880	290	7	1931	4	9968	Y	N	3242 NW ESPLANADE
6	444130	0250	2/18/04	\$475,000	2020	1800	7	1965	3	12635	Y	N	8812 GOLDEN GARDENS DR NW
6	638300	0090	10/18/04	\$341,000	1000	0	8	1955	4	6881	Y	N	8602 21ST AV NW
6	613260	0675	4/1/04	\$396,000	1020	120	8	1949	4	5000	N	N	9602 26TH AV NW
6	613310	0090	5/10/04	\$425,000	1070	880	8	1995	3	5609	N	N	9659 26TH AV NW
6	613260	0555	7/29/04	\$419,000	1070	700	8	1950	4	5250	N	N	2660 NW 95TH ST
6	873060	0040	10/25/04	\$470,000	1120	810	8	1953	4	9780	N	N	9317 26TH PL NW
6	613260	0355	6/27/05	\$525,000	1120	920	8	1945	4	5250	N	N	2608 NW 97TH ST
6	638300	0435	12/13/04	\$463,000	1140	900	8	1955	5	7036	N	N	2212 NW 87TH ST
6	799720	0080	10/7/04	\$478,800	1150	460	8	1940	4	7500	Y	N	9006 25TH AV NW
6	046400	1010	10/25/04	\$350,000	1190	1100	8	1953	3	5100	N	N	9014 30TH AV NW
6	058600	0010	8/16/03	\$435,000	1210	600	8	1966	3	7800	Y	N	9624 22ND CT NW
6	352603	9152	9/10/03	\$400,000	1210	400	8	1956	4	7280	Y	N	9126 31ST AV NW
6	057900	1390	9/4/03	\$390,000	1220	300	8	1940	4	12420	N	N	1732 NW 97TH ST
6	638350	0220	10/7/03	\$450,000	1230	1090	8	1955	4	7800	Y	N	1915 NW 90TH ST
6	638300	0530	6/22/04	\$465,000	1230	1010	8	1956	4	6000	N	N	8915 23RD AV NW
6	799720	0205	12/8/04	\$485,000	1230	570	8	1942	4	10000	Y	N	9011 25TH AV NW
6	281810	0285	5/29/03	\$580,000	1250	1100	8	1941	4	18461	Y	N	9520 31ST AV NW
6	281860	0105	9/4/03	\$439,500	1250	320	8	1931	5	5500	N	N	9521 27TH AV NW
6	057900	3175	9/16/03	\$440,000	1250	500	8	1954	4	5720	Y	N	1941 NW 96TH ST
6	613310	0094	4/20/04	\$415,000	1260	900	8	1995	3	6107	N	N	9657 26TH AV NW
6	057900	1065	5/16/05	\$469,000	1270	450	8	1953	3	8175	N	N	1709 NW 99TH ST
6	057900	2210	8/22/05	\$610,000	1270	1270	8	1950	4	5200	Y	N	2346 NW 96TH ST
6	352603	9153	2/25/03	\$389,950	1280	210	8	1956	3	10230	Y	N	9214 26TH PL NW
6	352603	9046	9/29/03	\$435,000	1280	840	8	1941	4	5876	Y	N	3019 NW 95TH ST
6	046400	1115	4/1/04	\$385,000	1280	340	8	1954	3	6630	N	N	2810 NW 90TH PL
6	046400	0095	10/13/03	\$590,000	1300	1100	8	2003	4	5100	Y	N	2838 NW 94TH ST
6	267560	0110	3/8/04	\$390,000	1300	580	8	1955	3	6240	N	N	1509 NW 100TH ST

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Area 39
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	444130	0280	8/31/04	\$580,000	1310	720	8	1949	3	7655	Y	N	9049 LOYAL AV NW
6	813870	0060	12/10/04	\$445,000	1320	500	8	1950	4	5978	N	N	9510 18TH AV NW
6	638350	0635	2/7/05	\$535,000	1330	950	8	1955	5	6010	Y	N	2308 NW 94TH ST
6	444130	0395	12/11/03	\$543,000	1340	0	8	1939	5	6487	Y	N	9215 CYRUS AV NW
6	057900	2550	1/27/04	\$460,000	1340	380	8	1954	4	5200	Y	N	1925 NW 97TH ST
6	057900	0033	6/10/04	\$399,950	1340	1240	8	1947	3	6000	N	N	1729 NW 100TH ST
6	638300	0810	8/30/04	\$610,000	1340	1100	8	2004	3	9214	N	N	8607 JONES AV NW
6	281810	0100	7/12/05	\$530,000	1340	700	8	1953	4	10257	N	N	9606 29TH AV NW
6	607350	0005	10/2/03	\$487,500	1350	650	8	1955	4	5000	Y	N	9257 24TH AV NW
6	057900	1519	11/15/04	\$730,000	1350	750	8	1999	3	6000	Y	N	1937 NW 98TH ST
6	565610	0125	11/20/03	\$437,500	1360	380	8	1999	3	3314	N	N	9229 25TH AV NW
6	638300	0645	8/11/04	\$325,000	1360	0	8	1955	4	6231	N	N	8706 JONES PL NW
6	281810	0135	7/12/05	\$599,000	1360	1360	8	1953	4	9436	N	N	2807 NW 96TH ST
6	607350	0110	4/19/04	\$598,000	1370	1370	8	1976	4	5250	N	N	9245 25TH AV NW
6	638300	0585	7/29/05	\$512,500	1380	590	8	1956	4	6000	N	N	8629 23RD AV NW
6	638350	0510	9/23/04	\$550,000	1390	800	8	1957	4	6600	Y	N	9340 23RD AV NW
6	607350	0180	7/13/05	\$430,000	1390	670	8	1956	4	4950	Y	N	9241 26TH AV NW
6	613260	0485	7/29/04	\$402,550	1410	300	8	1953	3	5250	N	N	2613 NW 96TH ST
6	057900	1920	6/17/03	\$585,000	1420	900	8	1958	4	5300	Y	N	2309 NW 98TH ST
6	638300	0155	2/2/05	\$420,000	1420	0	8	1954	4	6009	Y	N	8709 21ST AV NW
6	638300	0445	1/22/03	\$400,000	1440	810	8	1956	4	6000	Y	N	8714 23RD AV NW
6	638300	0535	8/22/03	\$490,000	1440	640	8	1956	5	8293	Y	N	8903 23RD AV NW
6	281860	0025	10/15/04	\$825,000	1440	520	8	1949	4	13350	Y	N	2724 NW ESPLANADE
6	613260	0360	11/3/03	\$460,000	1460	1050	8	1953	3	5250	N	N	2626 NW 97TH ST
6	813870	0090	4/30/04	\$465,000	1460	600	8	1952	4	6800	N	N	9510 18TH PL NW
6	607350	0105	4/21/05	\$569,000	1460	1270	8	1969	4	5250	Y	N	9249 25TH AV NW
6	613260	0340	7/12/05	\$620,000	1470	840	8	1954	4	6914	Y	N	9649 26TH AV NW
6	057900	2055	4/9/04	\$669,000	1480	1000	8	1956	4	5500	Y	N	2322 NW 97TH ST
6	057900	0820	7/16/04	\$550,000	1490	600	8	1959	4	5000	Y	N	9803 21ST AV NW
6	638350	0405	11/29/05	\$541,900	1510	920	8	1956	4	5538	N	N	8788 22ND AV NW
6	057900	0631	4/7/03	\$555,000	1520	980	8	1958	5	5408	Y	N	2121 NW 99TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	267560	0038	4/19/04	\$420,000	1520	430	8	1960	4	8160	N	N	9616 17TH AV NW
6	638300	0400	10/13/04	\$515,000	1520	590	8	1955	4	6000	Y	N	8747 22ND AV NW
6	638350	0660	6/23/05	\$665,000	1520	920	8	1956	4	11611	Y	N	9321 23RD AV NW
6	638350	0665	7/27/05	\$625,000	1520	1520	8	1956	5	9552	Y	N	9317 23RD AV NW
6	613310	0125	9/8/03	\$438,700	1540	870	8	1965	4	9668	Y	N	2602 NW 97TH ST
6	638350	0425	5/27/04	\$569,990	1540	1200	8	1956	4	7210	Y	N	2110 NW 94TH ST
6	057900	1410	11/23/05	\$625,000	1540	800	8	1964	4	5100	N	N	1724 NW 97TH ST
6	638300	0805	10/16/03	\$303,000	1550	0	8	1956	4	7274	N	N	8615 JONES AV NW
6	638350	0760	4/15/05	\$529,000	1550	760	8	1956	4	8494	N	N	2324 NW 90TH ST
6	444480	0050	4/18/05	\$700,000	1550	730	8	1960	4	10240	Y	N	3239 NW ESPLANADE
6	057900	0305	12/17/04	\$730,000	1560	1320	8	1952	4	5200	Y	N	2303 NW 100TH ST
6	638300	0565	3/7/05	\$461,000	1580	400	8	1956	4	6000	N	N	8721 23RD AV NW
6	638350	0100	5/9/05	\$655,000	1580	1040	8	1958	4	6421	Y	N	9239 20TH AV NW
6	057900	1715	6/20/03	\$570,000	1600	750	8	1969	3	6000	Y	N	2107 NW 98TH ST
6	638350	0365	4/13/04	\$485,000	1600	1290	8	1956	5	6850	Y	N	2106 NW 90TH ST
6	638300	0420	12/1/04	\$535,000	1600	780	8	1956	4	6000	Y	N	8723 22ND AV NW
6	613260	0464	1/6/03	\$507,000	1610	1000	8	1957	4	9750	N	N	2635 NW 96TH ST
6	057900	2365	8/25/03	\$569,250	1620	830	8	1961	4	6000	Y	N	2135 NW 97TH ST
6	057900	2410	7/12/04	\$705,000	1620	1010	8	1956	4	10000	Y	N	2144 NW 96TH ST
6	638390	0070	8/31/05	\$620,000	1630	740	8	1960	4	7705	Y	N	9276 20TH AV NW
6	613260	0400	9/3/03	\$428,000	1640	1060	8	1956	4	5250	N	N	2613 NW 97TH ST
6	638350	0115	7/25/03	\$436,000	1650	0	8	1960	4	7281	N	N	9226 20TH AV NW
6	638350	0585	2/9/04	\$525,000	1670	250	8	1955	5	6632	Y	N	2210 NW 90TH ST
6	057900	3280	4/10/03	\$455,500	1680	880	8	1984	3	7800	N	N	1916 NW 95TH ST
6	046400	0055	6/23/05	\$670,000	1680	800	8	1947	4	5100	Y	N	2818 NW 94TH ST
6	281910	0030	10/13/05	\$711,000	1680	1040	8	1948	4	8320	Y	N	3102 NW 94TH ST
6	638300	0190	5/24/05	\$440,000	1684	0	8	1954	5	6553	Y	N	8619 21ST AV NW
6	638300	0040	7/3/03	\$527,000	1700	900	8	1954	4	7380	Y	N	8714 21ST AV NW
6	444130	0501	12/12/05	\$688,000	1710	260	8	1988	3	5215	Y	N	9226 ALVIN PL NW
6	057900	0360	6/16/05	\$671,000	1720	640	8	2005	3	2900	Y	N	2330 NW 99TH ST
6	799720	0110	6/2/05	\$568,000	1730	1300	8	1953	4	5000	Y	N	9022 25TH AV NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	057900	2530	2/16/05	\$390,000	1750	160	8	1963	3	5200	Y	N	1915 NW 97TH ST
6	057900	1895	12/23/05	\$703,000	1750	1700	8	1957	4	7500	Y	N	2106 NW 97TH ST
6	057900	3140	1/2/04	\$468,500	1810	0	8	1994	3	5200	N	N	1925 NW 96TH ST
6	057900	2220	6/7/05	\$675,000	1810	800	8	1957	4	6240	Y	N	2342 NW 96TH ST
6	046400	1025	1/19/04	\$495,000	1820	780	8	2003	3	5100	N	N	2858 30TH AV NW
6	638350	0490	12/12/03	\$510,000	1834	1030	8	1955	4	9224	Y	N	9314 23RD AV NW
6	613310	0085	9/3/04	\$539,950	1920	600	8	1973	3	9943	N	N	9633 26TH AV NW
6	057900	2250	5/11/05	\$675,000	1940	670	8	2004	3	2600	Y	N	2324 NW 96TH ST
6	638300	0055	3/14/05	\$515,000	1950	0	8	1954	4	7383	Y	N	8650 21ST AV NW
6	613260	0040	7/29/05	\$775,000	2010	0	8	1935	4	8670	Y	N	2650 NW ESPLANADE
6	613310	0170	9/3/03	\$495,000	2030	0	8	1987	3	3462	N	N	2430 NW NORTH BEACH DR
6	444130	0146	8/21/03	\$682,000	2120	740	8	1933	5	7951	Y	N	9021 VIEW AV NW
6	444130	0536	6/2/05	\$869,000	2150	800	8	1988	3	13500	Y	N	3278 NW ESPLANADE
6	057900	0630	12/10/05	\$675,000	2270	0	8	1971	4	6448	Y	N	9815 21ST AV NW
6	444130	0220	4/17/03	\$799,000	2390	460	8	1954	5	12000	Y	N	9221 VIEW AV NW
6	352603	9113	7/12/05	\$775,000	2500	1040	8	1946	5	12971	N	N	9301 26TH PL NW
6	057900	2495	7/28/04	\$750,000	2540	0	8	1954	5	7500	Y	N	9601 21ST AV NW
6	565610	0225	4/26/05	\$755,000	3910	0	8	2001	3	5000	Y	N	9226 26TH AV NW
6	352603	9086	8/11/03	\$535,000	1060	900	9	1957	4	12960	N	N	9110 27TH AV NW
6	281810	0030	2/20/03	\$625,000	1260	710	9	1940	4	11250	Y	N	2922 NW ESPLANADE
6	638350	0200	4/26/04	\$481,500	1330	700	9	1955	4	7500	Y	N	1906 NW 90TH ST
6	352603	9088	6/14/04	\$649,000	1360	760	9	1936	4	16250	N	N	9202 27TH AV NW
6	638350	0525	11/15/05	\$622,000	1360	280	9	1955	4	6319	Y	N	9136 23RD AV NW
6	638300	0510	7/20/05	\$603,000	1390	590	9	1956	4	6339	Y	N	2315 NW 90TH ST
6	813870	0025	9/27/05	\$590,000	1420	1210	9	1948	4	8874	N	N	1817 NW 95TH ST
6	638300	0300	5/13/04	\$545,000	1450	920	9	1956	4	6000	Y	N	8752 22ND AV NW
6	638300	0465	1/17/03	\$460,000	1530	900	9	1956	4	6000	Y	N	8738 23RD AV NW
6	638300	0310	4/12/05	\$557,000	1560	750	9	1957	4	6000	Y	N	8764 22ND AV NW
6	607350	0015	8/30/04	\$598,500	1570	1570	9	1954	4	7500	Y	N	9253 24TH AV NW
6	638350	0505	9/24/04	\$659,000	1580	500	9	1956	4	7964	Y	N	9334 23RD AV NW
6	046400	0070	11/20/03	\$675,000	1600	670	9	2003	3	2550	Y	N	2826 NW 94TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	638350	0165	6/30/05	\$695,000	1620	1160	9	1954	5	6942	Y	N	9022 21ST AV NW
6	281910	0110	7/14/04	\$665,000	1640	950	9	1962	4	6480	Y	N	3114 NW 93RD ST
6	638350	0015	6/12/03	\$545,000	1680	880	9	1954	4	9879	Y	N	9332 21ST AV NW
6	613260	0530	10/28/03	\$500,000	1690	900	9	1973	3	21000	N	N	2642 NW 95TH ST
6	638300	0480	8/17/04	\$525,000	1700	660	9	1956	4	6000	Y	N	8914 23RD AV NW
6	638300	0495	12/4/03	\$450,000	1710	920	9	1956	4	6000	Y	N	8932 23RD AV NW
6	638350	0340	7/26/05	\$688,000	1720	1020	9	1955	4	10166	Y	N	9201 21ST AV NW
6	638320	0005	4/7/03	\$522,500	1740	1000	9	1961	5	8153	Y	N	2351 NW 89TH PL
6	057900	2150	10/14/04	\$769,000	1750	500	9	1962	4	7800	Y	N	2325 NW 97TH ST
6	444130	0140	9/12/05	\$880,000	1750	1630	9	1950	4	10563	Y	N	9009 VIEW AV NW
6	565610	0195	5/25/04	\$560,000	1810	1310	9	1968	5	5000	Y	N	9206 26TH AV NW
6	813870	0040	9/22/04	\$500,000	1810	400	9	1946	4	10800	N	N	1801 NW 95TH ST
6	057900	1285	7/2/04	\$525,802	1900	1100	9	1965	4	12699	Y	N	1720 NW 97TH ST
6	057900	1820	3/4/03	\$599,000	1950	1330	9	1953	3	5000	Y	N	2142 NW 97TH ST
6	057900	2620	8/12/03	\$619,000	2020	610	9	2002	3	2600	Y	N	1940 NW 96TH ST
6	638350	0715	5/13/03	\$433,000	2130	360	9	1967	3	6311	Y	N	2302 NW 91ST ST
6	057900	2385	10/6/03	\$693,000	2160	900	9	1949	4	7300	Y	N	2151 NW 97TH ST
6	352603	9160	1/7/04	\$700,000	2170	1220	9	2000	3	16857	Y	N	9109 27TH AV NW
6	565610	0041	1/2/04	\$590,000	2180	600	9	1988	3	5500	Y	N	9201 24TH AV NW
6	444130	0350	6/6/05	\$850,000	2190	900	9	1925	5	7030	Y	N	9046 LOYAL AV NW
6	613260	0690	1/14/03	\$569,000	2310	940	9	1995	3	5000	N	N	9610 26TH AV NW
6	057900	2165	12/3/03	\$944,000	2390	1780	9	2000	3	7800	Y	N	2333 NW 97TH ST
6	444130	0196	9/25/03	\$670,000	2420	850	9	1978	4	16172	Y	N	9133 VIEW AV NW
6	613260	0252	11/18/04	\$725,000	2470	830	9	1983	3	3124	Y	N	9820 TRITON DR NW
6	057900	3108	9/19/03	\$550,000	2500	860	9	2003	3	3640	N	N	1907 NW 96TH ST
6	613260	0251	6/7/04	\$690,000	2510	1400	9	1929	5	6300	Y	N	2618 NW 98TH ST
6	046400	0770	8/19/03	\$590,000	2550	0	9	1990	3	5100	N	N	9100 30TH AV NW
6	046400	0910	8/14/03	\$720,000	2790	860	9	2003	3	6028	Y	N	2807 NW 91ST ST
6	046400	0895	8/14/03	\$694,500	2820	930	9	2003	3	6323	Y	N	2803 NW 91ST ST
6	046400	1105	2/19/04	\$739,500	2830	1020	9	2003	3	5100	N	N	2818 NW 90TH PL
6	281810	0340	2/14/03	\$890,000	2870	500	9	1963	3	15025	Y	N	2855 NW GOLDEN DR

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	046400	0870	7/18/03	\$784,950	3130	1160	9	2003	3	5100	Y	N	2808 NW 91ST ST
6	046400	0870	8/8/05	\$940,000	3130	1160	9	2003	3	5100	Y	N	2808 NW 91ST ST
6	565610	0100	3/21/05	\$675,000	3590	740	9	1980	3	5250	Y	N	9220 25TH AV NW
6	281810	0060	6/1/04	\$865,000	1450	1400	10	1970	4	7861	Y	N	3014 NW ESPLANADE
6	281810	0015	7/2/03	\$900,000	2070	0	10	1991	3	11250	Y	N	2900 NW ESPLANADE
6	444130	0510	4/10/05	\$682,950	2110	0	10	1989	3	10072	Y	N	3131 NW 93RD ST
6	281810	0265	11/7/03	\$808,000	2620	710	10	1978	3	8087	Y	N	9553 31ST AV NW
6	638390	0060	3/10/03	\$825,000	2740	1460	10	1966	4	13735	Y	N	9277 20TH AV NW
6	444130	0300	2/13/03	\$1,500,000	2840	1500	10	1933	4	32595	N	N	9017 LOYAL AV NW
6	613260	0365	12/4/03	\$707,000	2980	570	10	2003	3	5250	N	N	2628 NW 97TH ST
6	444130	0165	5/5/04	\$1,300,000	3300	1390	10	1998	3	11570	Y	N	9039 VIEW AV NW
9	341360	0110	5/26/04	\$265,000	690	0	7	1949	3	5500	N	N	3216 NW 68TH ST
9	808240	0100	5/7/04	\$390,000	860	520	7	1925	4	3561	N	N	7317 32ND AV NW
9	048600	0105	4/26/04	\$290,000	880	420	7	1920	4	4200	N	N	6705 32ND AV NW
9	048600	0105	1/26/05	\$347,950	880	420	7	1920	4	4200	N	N	6705 32ND AV NW
9	047200	0365	6/20/03	\$396,000	970	970	7	1941	5	4750	N	N	7507 32ND AV NW
9	808240	0016	3/6/03	\$317,000	1030	0	7	1925	5	4301	N	N	7215 32ND AV NW
9	767730	0080	6/3/04	\$400,000	1040	400	7	1927	4	4200	Y	N	6805 35TH AV NW
9	787050	0050	12/8/03	\$400,000	1050	0	7	1924	5	5160	Y	N	6603 34TH AV NW
9	048600	0115	7/8/04	\$330,000	1050	80	7	1923	4	4320	N	N	6721 32ND AV NW
9	048600	0055	3/24/03	\$415,000	1210	780	7	1924	4	6000	Y	N	3305 NW 67TH ST
9	047200	0065	2/1/05	\$409,600	1230	610	7	1939	4	5000	N	N	7727 32ND AV NW
9	808190	0205	8/25/04	\$345,000	1260	0	7	1926	4	4140	N	N	7107 32ND AV NW
9	047200	0610	7/2/03	\$375,000	1300	400	7	1941	4	4750	N	N	7511 33RD AV NW
9	808190	0211	4/1/05	\$455,000	1480	0	7	1946	4	4909	N	N	3216 NW 71ST ST
9	048600	0202	2/28/05	\$403,500	1610	0	7	1984	3	4356	N	N	6712 33RD AV NW
9	767940	0076	7/20/04	\$510,000	1640	0	7	1924	4	4416	Y	N	3411 NW 68TH ST
9	787050	0130	5/4/04	\$467,000	1650	0	7	1909	4	5000	Y	N	3406 NW 65TH ST
9	341360	0025	4/8/04	\$530,000	1700	0	7	1925	5	5000	N	N	3221 NW 70TH ST
9	787050	0015	4/24/03	\$490,000	1930	600	7	1919	5	4040	Y	N	6610 34TH AV NW
9	808190	0155	4/11/03	\$470,000	2170	0	7	1927	5	5375	Y	N	7106 35TH AV NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	047200	0340	11/9/05	\$435,000	1150	300	8	1948	4	4750	N	N	7519 32ND AV NW
9	047200	0115	2/18/03	\$325,000	1160	700	8	1947	4	2824	N	N	7705 32ND AV NW
9	808240	0161	4/26/04	\$427,950	1230	600	8	1948	5	4790	Y	N	3224 NW 74TH ST
9	048600	0024	5/22/03	\$419,000	1240	940	8	1948	4	4560	N	N	3217 NW 67TH ST
9	048600	0625	7/27/05	\$759,000	1280	800	8	1948	4	5395	Y	N	6515 37TH AV NW
9	048600	0625	10/25/05	\$750,000	1280	800	8	1948	4	5395	Y	N	6515 37TH AV NW
9	048600	0564	12/9/05	\$760,000	1290	430	8	1954	4	6555	Y	N	3547 NW 67TH ST
9	867440	0120	12/10/03	\$435,000	1420	1000	8	1941	4	6640	N	N	8008 33RD AV NW
9	048600	0492	2/20/04	\$540,000	1520	1520	8	1955	4	7680	Y	N	6735 35TH AV NW
9	048600	0492	4/26/04	\$581,000	1520	1520	8	1955	4	7680	Y	N	6735 35TH AV NW
9	048600	0346	4/16/03	\$560,000	1560	1160	8	1959	4	5000	Y	N	3414 NW 68TH ST
9	048600	0561	3/14/03	\$578,000	1600	1300	8	1954	4	4500	Y	N	3701 NW 68TH ST
9	047200	0104	6/18/04	\$475,000	1670	300	8	1947	4	5160	N	N	3206 NW 77TH ST
9	048600	0475	10/27/04	\$654,500	1700	260	8	1938	5	7280	N	N	6514 36TH AV NW
9	047200	0005	12/4/04	\$553,000	1740	0	8	1924	5	5000	N	N	7757 32ND AV NW
9	047200	0500	8/30/04	\$550,000	1760	680	8	2000	3	2375	N	N	7552 33RD AV NW
9	808240	0026	5/6/05	\$600,000	1810	0	8	1919	4	4301	N	N	3214 NW 72ND ST
9	047200	0180	2/6/03	\$515,000	1830	540	8	1946	5	5000	N	N	7726 33RD AV NW
9	808190	0016	12/10/04	\$494,500	1890	600	8	1927	5	4625	N	N	7019 32ND AV NW
9	047200	0495	3/20/03	\$445,000	1370	100	9	1929	4	3262	N	N	7550 33RD AV NW
9	047200	0485	10/1/03	\$457,000	1450	240	9	1929	4	3563	N	N	7546 33RD AV NW
9	047200	0475	5/9/03	\$490,000	1490	600	9	1929	4	3563	N	N	7542 33RD AV NW
9	767730	0085	4/20/05	\$865,000	1620	840	9	1929	5	4429	Y	N	6801 35TH AV NW
9	787050	0070	4/23/04	\$620,000	1730	1500	9	1946	4	6013	Y	N	3419 NW 67TH ST
9	048600	0620	5/7/04	\$844,000	1980	890	9	1991	3	7308	Y	N	6505 37TH AV NW
9	808240	0215	3/18/05	\$985,000	2080	600	9	1926	5	5022	Y	N	3420 NW 72ND ST
9	808190	0060	6/13/05	\$717,000	2090	500	9	1941	5	4600	Y	N	7002 34TH AV NW
9	637750	0005	5/21/03	\$700,000	2130	0	9	1929	5	8280	Y	N	6734 34TH AV NW
9	048600	0230	4/18/05	\$707,500	2210	600	9	1985	3	5000	Y	N	3309 NW 70TH ST
9	808240	0112	2/4/03	\$599,950	2240	940	9	2002	3	4010	N	N	3200 NW 73RD ST
9	808240	0110	1/16/03	\$616,000	2580	1210	9	2002	3	4593	N	N	3206 NW 73RD ST

Improved Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	048600	0600	4/29/04	\$665,500	2940	0	9	2000	3	3000	N	N	3604 NW 65TH ST
9	048600	0559	1/20/04	\$1,037,000	3010	490	9	1994	3	4988	Y	N	6727 37TH AV NW
9	047200	0895	8/31/05	\$813,000	3340	0	9	1992	3	5000	Y	N	3300 NW 77TH ST
9	808190	0175	8/19/05	\$1,025,000	2140	0	10	1908	3	13800	N	N	3306 NW 71ST ST
9	048600	0562	5/12/05	\$1,360,000	3010	1050	10	2001	3	5600	Y	N	6717 37TH AV NW
9	808190	0036	5/20/05	\$865,000	3090	0	10	1998	3	4255	Y	N	7010 34TH AV NW
14	891050	0441	2/24/03	\$245,000	1160	780	6	1917	4	11140	N	N	345 NW 112TH ST
14	891050	0441	6/26/04	\$298,500	1160	780	6	1917	4	11140	N	N	345 NW 112TH ST
14	093000	0430	9/22/04	\$310,000	1290	0	6	1921	4	6272	Y	N	12014 7TH AV NW
14	391840	0124	7/20/03	\$259,950	790	0	7	1951	5	7200	Y	N	11510 4TH AV NW
14	092300	0500	8/5/04	\$269,500	910	0	7	1940	3	7680	N	N	13045 6TH AV NW
14	112400	0125	2/18/05	\$326,950	990	0	7	1950	3	8100	N	N	12238 11TH AV NW
14	228150	0075	10/6/03	\$305,000	1000	0	7	1947	4	8100	N	N	11726 4TH AV NW
14	092300	0235	8/17/05	\$385,000	1000	0	7	1939	5	8157	N	N	13212 4TH AV NW
14	112400	0020	12/2/04	\$287,225	1010	0	7	1951	3	8100	N	N	12240 12TH AV NW
14	092300	0270	9/4/03	\$258,000	1020	0	7	1948	4	8155	N	N	13221 3RD AV NW
14	092300	0270	2/17/05	\$303,000	1020	0	7	1948	4	8155	N	N	13221 3RD AV NW
14	764040	0126	6/23/04	\$303,000	1030	0	7	1953	3	8100	N	N	12740 11TH AV NW
14	093000	0305	1/24/03	\$269,000	1060	560	7	1950	3	7680	N	N	12041 3RD AV NW
14	437820	0010	2/17/04	\$350,000	1060	300	7	1953	4	8100	N	N	12050 12TH AV NW
14	093000	0040	1/5/04	\$265,700	1070	0	7	1966	3	5120	N	N	12232 7TH AV NW
14	603740	0025	2/22/05	\$369,950	1080	0	7	1951	5	8160	N	N	12537 4TH AV NW
14	603740	0030	12/5/05	\$309,950	1080	0	7	1951	3	8160	N	N	12529 4TH AV NW
14	112400	0065	10/19/04	\$393,000	1100	590	7	1951	4	8100	N	N	12245 11TH AV NW
14	391840	0125	10/1/03	\$363,000	1110	860	7	1951	5	10031	N	N	11502 4TH AV NW
14	299480	0005	4/25/04	\$312,000	1110	850	7	1951	4	8704	N	N	12757 3RD AV NW
14	093000	0234	2/20/04	\$333,000	1130	1130	7	1947	5	7680	N	N	12253 3RD AV NW
14	112400	0085	12/5/05	\$378,000	1140	0	7	1951	4	8100	N	N	12225 11TH AV NW
14	891050	0485	4/22/05	\$370,000	1180	720	7	1947	3	8380	N	N	11019 3RD AV NW
14	092300	0255	8/25/05	\$345,000	1180	640	7	1944	4	8159	N	N	13209 3RD AV NW
14	112400	0110	10/26/04	\$250,000	1190	0	7	1950	3	8100	N	N	12256 11TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
14	228150	0025	4/13/04	\$279,950	1210	0	7	1947	4	8100	N	N	11733 3RD AV NW
14	093000	0334	7/25/03	\$324,000	1240	800	7	1947	3	7620	N	N	12010 6TH AV NW
14	093300	0085	5/24/04	\$299,950	1280	0	7	1947	3	7680	N	N	12741 4TH AV NW
14	112700	0085	11/30/04	\$320,000	1280	0	7	1953	3	6480	N	N	12044 10TH AV NW
14	092300	0465	1/9/03	\$350,000	1290	0	7	1929	5	7680	N	N	13014 7TH AV NW
14	112400	0135	10/25/04	\$276,000	1320	0	7	1951	3	8100	N	N	12222 11TH AV NW
14	112400	0010	10/11/05	\$347,000	1320	0	7	1951	3	8100	N	N	12252 12TH AV NW
14	112400	0178	9/27/05	\$386,500	1340	0	7	1952	4	8156	N	N	12224 10TH AV NW
14	252603	9004	11/2/04	\$294,950	1350	0	7	1947	4	6600	N	N	928 NW 122ND ST
14	252603	9052	2/1/05	\$395,000	1350	900	7	1948	4	6922	N	N	12205 9TH AV NW
14	252603	9057	2/16/05	\$455,000	1350	600	7	1941	4	10954	N	N	12035 9TH AV NW
14	228150	0055	9/19/04	\$355,000	1380	0	7	1947	4	8505	Y	N	11704 4TH AV NW
14	112400	0153	8/10/05	\$345,000	1380	0	7	1952	3	9750	N	N	941 NW 125TH ST
14	252603	9014	11/17/04	\$415,000	1430	0	7	1953	4	7650	N	N	1014 NW 120TH ST
14	112400	0130	8/8/05	\$406,000	1440	0	7	1950	3	8100	N	N	12232 11TH AV NW
14	092300	0225	10/13/04	\$420,000	1460	200	7	1939	4	8153	N	N	13230 4TH AV NW
14	391840	0121	5/27/03	\$279,950	1530	0	7	1951	3	7440	N	N	309 NW 117TH ST
14	112700	0005	4/5/04	\$350,000	1530	0	7	1953	4	6045	N	N	1011 NW 122ND ST
14	228150	0080	11/20/03	\$305,000	1600	0	7	1947	4	8100	Y	N	11732 4TH AV NW
14	437870	0020	10/11/04	\$325,000	1650	0	7	1958	3	7920	N	N	12033 11TH AV NW
14	092300	0146	1/21/03	\$279,000	1760	0	7	1952	3	7037	N	N	13214 6TH AV NW
14	391840	0120	7/21/04	\$319,995	1830	0	7	1951	4	7475	N	N	303 NW 117TH ST
14	276100	0005	2/18/04	\$375,000	1880	0	7	1955	5	6930	N	N	600 NW 126TH PL
14	112400	0060	7/25/05	\$546,500	1940	0	7	1950	5	8100	N	N	12253 11TH AV NW
14	437820	0030	11/1/05	\$469,920	2130	0	7	1953	4	8710	N	N	12026 12TH AV NW
14	754230	0040	8/24/05	\$410,000	960	0	8	1947	4	10880	Y	N	12736 7TH AV NW
14	299480	0020	8/22/05	\$331,500	990	0	8	1948	4	8840	N	N	12743 3RD AV NW
14	764040	0136	4/20/04	\$299,900	1030	0	8	1953	4	8100	N	N	12752 11TH AV NW
14	093000	0245	11/23/03	\$394,000	1060	580	8	1941	4	7680	Y	N	12046 4TH AV NW
14	092300	0324	10/1/05	\$360,000	1080	0	8	1949	4	8160	N	N	13022 4TH AV NW
14	891050	0026	6/17/04	\$467,500	1120	800	8	1951	3	19787	N	N	11501 6TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
14	764040	0275	4/21/05	\$429,000	1120	900	8	1952	4	8175	N	N	12748 12TH AV NW
14	891050	0471	6/10/03	\$290,000	1140	0	8	1954	3	7785	N	N	504 NW 110TH ST
14	764090	0095	7/10/03	\$307,500	1140	0	8	1955	4	8100	N	N	12520 11TH AV NW
14	891050	0471	12/5/05	\$400,000	1140	0	8	1954	3	7785	N	N	504 NW 110TH ST
14	093000	0307	2/23/05	\$330,000	1280	0	8	1940	4	8704	N	N	12051 3RD AV NW
14	764040	0075	12/10/04	\$515,000	1290	800	8	1952	4	8100	Y	N	12741 10TH AV NW
14	764040	0170	8/22/05	\$350,000	1290	0	8	1953	4	8100	N	N	12542 11TH AV NW
14	610690	0015	3/9/05	\$395,000	1300	730	8	1976	3	13100	N	N	11414 9TH AV NW
14	761120	0170	8/1/03	\$402,040	1320	700	8	1941	4	10513	N	N	833 NW 120TH ST
14	764090	0080	7/21/04	\$350,000	1320	0	8	1955	3	8100	N	N	12506 11TH AV NW
14	252603	9090	9/10/05	\$480,000	1340	400	8	1955	3	14995	N	N	12025 9TH AV NW
14	754230	0090	3/7/03	\$395,000	1370	820	8	1955	4	7260	Y	N	12726 8TH AV NW
14	252603	9086	4/2/03	\$411,200	1380	400	8	1947	4	8738	Y	N	12261 8TH AV NW
14	764040	0140	9/9/04	\$315,000	1390	0	8	1953	4	8141	N	N	12758 11TH AV NW
14	764040	0130	8/11/05	\$340,000	1390	0	8	1953	2	8100	N	N	12746 11TH AV NW
14	437870	0030	4/18/05	\$451,050	1400	780	8	1958	4	7920	N	N	12021 11TH AV NW
14	242603	9216	1/21/04	\$440,000	1410	200	8	1954	4	6750	Y	N	12524 9TH AV NW
14	737060	0021	4/22/04	\$458,000	1410	1000	8	1951	4	7380	Y	N	12557 7TH AV NW
14	228760	0045	8/26/04	\$439,500	1430	600	8	1960	3	8301	N	N	12508 4TH AV NW
14	761120	0235	7/24/03	\$374,950	1440	1160	8	1948	4	12917	N	N	833 NW 116TH ST
14	252603	9128	6/28/05	\$425,000	1460	600	8	1954	4	6949	N	N	711 NW 125TH ST
14	891050	0426	11/10/04	\$449,950	1480	1360	8	1963	4	26230	N	N	645 NW CARKEEK PARK RD
14	093000	0219	10/14/05	\$395,000	1490	880	8	1950	4	7680	N	N	12215 3RD AV NW
14	228760	0091	6/16/03	\$350,000	1500	1200	8	1959	4	8300	N	N	12546 4TH AV NW
14	361960	0025	10/10/03	\$443,000	1500	900	8	1951	4	9000	Y	N	13039 8TH AV NW
14	276120	0010	9/25/03	\$325,000	1510	0	8	1956	4	7752	N	N	417 NW 127TH ST
14	761120	0147	8/12/04	\$391,750	1530	0	8	1954	3	10017	N	N	814 NW 118TH ST
14	754230	0074	5/22/03	\$523,100	1540	760	8	1956	4	9720	Y	N	12719 7TH AV NW
14	276120	0005	8/11/05	\$480,000	1560	720	8	1956	4	7752	Y	N	12630 6TH AV NW
14	252603	9067	6/6/03	\$399,950	1580	650	8	1960	3	7124	N	N	12205 7TH AV NW
14	361960	0030	2/22/05	\$425,000	1620	0	8	1929	2	12000	Y	N	13043 8TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
14	242603	9218	3/18/04	\$625,000	1630	1300	8	1939	5	11205	Y	N	12525 8TH AV NW
14	764040	0046	12/1/05	\$470,000	1630	1080	8	1953	4	7500	Y	N	12552 10TH AV NW
14	764090	0060	8/25/05	\$387,500	1680	0	8	1959	3	8131	N	N	12523 10TH AV NW
14	737060	0045	9/28/05	\$456,000	1680	0	8	1950	3	8100	Y	N	609 NW 127TH ST
14	252603	9037	5/18/04	\$437,500	1710	0	8	1935	4	9878	Y	N	12005 8TH AV NW
14	242603	9097	10/20/05	\$399,000	1710	0	8	1954	4	5814	N	N	704 NW 125TH ST
14	764040	0195	4/7/05	\$395,000	1770	0	8	1952	3	8100	N	N	12753 11TH AV NW
14	603740	0040	5/19/03	\$391,000	1780	0	8	1962	5	8160	N	N	12513 4TH AV NW
14	889400	0010	7/15/04	\$660,000	1780	1450	8	1955	4	11706	Y	N	11609 6TH AV NW
14	093000	0270	6/24/04	\$418,000	1800	0	8	2003	3	7620	N	N	12010 4TH AV NW
14	764040	0240	12/12/03	\$299,950	1920	0	8	1955	4	6045	N	N	12704 12TH AV NW
14	276100	0035	6/1/04	\$392,150	1950	0	8	1954	3	7590	Y	N	12503 6TH AV NW
14	242603	9133	8/19/04	\$550,000	2190	0	8	1942	4	10200	Y	N	12760 8TH AV NW
14	112400	0090	4/12/04	\$429,000	2210	0	8	1951	5	8100	N	N	12215 11TH AV NW
14	754230	0082	3/15/05	\$564,950	2220	590	8	1992	3	6600	Y	N	12716 8TH AV NW
14	242603	9112	9/16/04	\$499,900	2250	320	8	1942	4	9600	N	N	12520 7TH AV NW
14	092300	0343	12/15/04	\$480,000	2430	0	8	1989	3	8160	N	N	13027 3RD AV NW
14	889400	0020	6/15/05	\$726,500	2540	750	8	1951	5	13309	Y	N	622 NW 116TH ST
14	093000	0160	5/11/04	\$521,000	2870	0	8	1948	5	8258	Y	N	12233 4TH AV NW
14	891050	0434	2/10/05	\$560,000	3040	0	8	1988	4	16484	N	N	353 NW 112TH ST
14	228760	0010	9/29/04	\$350,000	1600	0	9	1958	4	8060	N	N	12551 3RD AV NW
14	361960	0070	8/12/03	\$550,000	1650	1280	9	1952	3	14334	Y	N	823 NW 132ND ST
14	361960	0070	5/3/04	\$569,000	1650	1280	9	1952	3	14334	Y	N	823 NW 132ND ST
14	889400	0055	2/20/03	\$544,500	1670	1300	9	1952	4	14890	Y	N	11515 6TH AV NW
14	228760	0076	2/12/03	\$349,000	1680	780	9	1959	3	7257	N	N	12526 4TH AV NW
14	228760	0065	6/26/03	\$380,000	1770	0	9	1961	4	8280	N	N	12514 4TH AV NW
14	135520	0050	2/3/03	\$413,000	1820	450	9	1971	4	10368	N	N	631 NW 114TH PL
14	135520	0050	12/22/04	\$547,450	1820	450	9	1971	4	10368	N	N	631 NW 114TH PL
14	763990	0050	9/9/03	\$555,000	1840	1270	9	1957	4	9375	Y	N	12714 9TH AV NW
14	228760	0050	6/28/04	\$380,000	1860	0	9	1958	3	8160	Y	N	12503 3RD AV NW
14	135520	0040	6/22/04	\$575,000	1870	1170	9	1971	4	10975	N	N	637 NW 114TH PL

Improved Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
14	135520	0070	5/25/04	\$575,000	1890	400	9	1971	4	13761	Y	N	621 NW 114TH PL
14	761120	0136	2/10/03	\$435,000	1940	0	9	1967	4	9750	N	N	815 NW 120TH ST
14	135520	0120	4/2/03	\$406,500	1940	500	9	1971	4	10193	N	N	652 NW 114TH PL
14	135525	0110	8/12/04	\$505,000	2080	0	9	1987	3	9692	N	N	361 NW 113TH PL
14	619000	0100	4/27/05	\$725,000	2170	720	9	1962	4	9608	N	N	13521 SHERMAN RD NW
14	252603	9139	7/11/03	\$596,001	2330	940	9	1961	5	9627	Y	N	12050 8TH AV NW
14	093000	0112	3/26/04	\$582,000	2420	1420	9	1988	3	7680	Y	N	12243 6TH AV NW
14	361960	0104	9/16/03	\$499,000	2600	0	9	1940	4	7500	Y	N	13011 9TH AV NW
14	135520	0010	8/24/05	\$547,000	2740	0	9	1971	4	10308	N	N	11404 8TH AV NW
14	252603	9228	4/19/05	\$707,000	2840	0	9	2004	3	6305	N	N	910 NW 122ND ST
14	361660	0012	7/19/04	\$610,000	2880	0	9	1984	3	10398	N	N	1104 NW 130TH ST
14	361660	0090	3/4/05	\$680,000	2920	1170	9	1986	3	11044	Y	N	13044 12TH AV NW
14	092300	0335	4/7/05	\$355,000	3590	0	9	2005	3	8160	N	N	13011 3RD AV NW
14	754230	0050	11/4/03	\$690,000	4680	0	9	1989	3	8840	Y	N	12738 7TH AV NW
14	092300	0280	6/12/03	\$660,000	2090	0	10	1997	3	8154	N	N	13227 3RD AV NW
14	242603	9084	6/21/05	\$825,000	2670	670	10	2004	3	6800	N	N	12546 7TH AV NW
14	242603	9084	11/9/05	\$825,000	2670	670	10	2004	3	6800	N	N	12546 7TH AV NW
14	092300	0014	9/30/03	\$535,000	2760	0	10	1990	3	13517	N	N	13262 8TH AV NW
14	092300	0056	1/26/04	\$550,000	2760	0	10	1990	3	7978	N	N	13237 7TH AV NW
14	761120	0230	10/15/04	\$729,500	2830	560	10	2004	3	11488	N	N	837 NW 116TH ST
14	761120	0231	9/30/04	\$699,000	2920	0	10	2004	3	10085	N	N	841 NW 116TH ST
14	361960	0065	11/18/04	\$860,000	2900	1920	11	1991	3	13500	Y	N	13038 9TH AV NW

Improved Sales Removed from this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	085340	0030	6/11/04	\$1,000,000	Related Party, Friend, or Neighbor
1	085340	0060	12/23/03	\$510,000	Relocation Sale - Sale to Service
1	085340	0070	7/3/03	\$426,000	Imp Characteristics Changed Since Sale
1	085340	0270	12/3/04	\$600,000	Imp Characteristics do not match sale
1	085340	0270	5/1/03	\$435,000	Imp Characteristics do not match sale
1	085340	0270	1/6/03	\$329,000	Forced Sale
1	086800	0370	5/13/05	\$350,000	Related Party, Friend, or Neighbor
1	086800	0630	7/11/05	\$1,065,000	Diagnostic Outlier
1	086800	0695	2/25/05	\$904,500	Diagnostic Outlier
1	086800	0905	9/1/05	\$900,000	Related Party, Friend, or Neighbor
1	086800	1140	8/8/05	\$864,500	Percent Complete<100%
1	086800	1285	2/13/03	\$370,000	Imp Characteristics Changed Since Sale
1	086800	1525	12/13/05	\$204,000	DOR Ratio
1	086800	1645	10/18/05	\$2,400,000	Diagnostic Outlier
1	086800	1655	4/2/05	\$1,995,000	Diagnostic Outlier
1	086800	1811	6/23/05	\$747,000	Obsolescence>0
1	230390	0055	8/23/05	\$1,850,000	Imp Characteristics Changed Since Sale
1	230390	0095	3/26/03	\$183,760	Corporate Affiliates
1	242603	9229	6/12/03	\$1,600,000	Imp Characteristics Changed Since Sale
1	252603	9064	7/20/05	\$2,800,000	More than 1 Imp
1	252603	9183	10/31/05	\$300,000	DOR Ratio
1	252603	9209	5/27/03	\$210,000	DOR Ratio
1	361660	0002	1/27/04	\$300,000	Previous Imp Value <=\$25,000
1	437960	0045	10/28/03	\$740,000	Non Representative Sale
1	437960	0045	8/1/05	\$1,475,000	Imp Characteristics do not match sale
1	620260	0090	8/10/05	\$765,000	Percent Complete<100%
1	620260	0250	11/1/05	\$207,269	Quit Claim Deed
6	046400	0095	1/10/03	\$247,091	DOR Ratio
6	046400	0385	5/5/04	\$461,000	Imp Characteristics do not match sale
6	057900	0350	7/20/04	\$450,000	Quit Claim Deed
6	057900	0360	6/24/04	\$250,000	DOR Ratio
6	057900	1519	4/7/05	\$80,000	Partial Interest Sale
6	057900	1720	7/9/03	\$500,000	No Market Exposure
6	057900	1800	10/15/05	\$635,000	Quit Claim Deed
6	057900	2165	11/28/03	\$944,000	Relocation Sale - Sale to Service
6	057900	2245	12/10/03	\$399,500	Segregation and/or Merger
6	057900	2250	12/10/03	\$160,000	DOR Ratio
6	057900	2840	7/8/03	\$240,820	No Market Exposure
6	057900	3640	5/14/04	\$381,000	Exempt from Excise Tax
6	057900	3645	3/4/03	\$482,000	Diagnostic Outlier
6	057900	3875	4/27/04	\$639,500	Imp Characteristics Changed Since Sale
6	057900	3875	5/29/03	\$450,000	Imp Characteristics Changed Since Sale
6	057900	3890	1/10/05	\$715,000	Segregation and/or Merger
6	281810	0320	9/20/05	\$600,000	Imp Characteristics do not match sale
6	281860	0015	4/25/05	\$8,208	DOR Ratio
6	281860	0020	5/24/05	\$8,181	DOR Ratio

Improved Sales Removed from this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	281860	0060	9/30/03	\$414,500	Related Party, Friend, or Neighbor
6	281910	0005	11/18/05	\$275,000	Quit Claim Deed
6	281910	0030	2/22/05	\$235,000	Quit Claim Deed
6	281910	0045	4/29/04	\$125,000	Related Party, Friend, or Neighbor
6	282010	0045	5/6/04	\$440,500	Obsolescence>0
6	352603	9086	8/11/03	\$535,000	Relocation Sale - Sale to Service
6	352603	9098	6/27/03	\$316,500	Obsolescence>0
6	352603	9157	3/12/03	\$525,000	Bankruptcy- Receiver or Trustee
6	431150	0050	6/14/05	\$617,000	Obsolescence>0
6	444130	0160	3/1/05	\$975,000	Imp Characteristics do not match sale
6	444130	0160	1/25/03	\$550,000	1031 Trade
6	444130	0250	8/14/03	\$360,000	Non Representative Sale
6	444130	0335	8/24/04	\$600,000	Teardown Sale
6	565610	0040	12/1/03	\$395,000	Imp Characteristics Changed Since Sale
6	607350	0105	4/28/04	\$3,566	GOR Ratio
6	613260	0100	7/14/03	\$400,000	Diagnostic Outlier
6	613260	0251	1/22/04	\$675,000	Segregation and/or Merger
6	613260	0569	5/5/04	\$415,000	Imp Characteristics Changed Since Sale
6	638300	0545	10/28/03	\$545,000	Imp Characteristics Changed Since Sale
6	638300	0565	7/25/05	\$659,000	Imp Characteristics do not match sale
6	638300	0810	2/19/04	\$322,000	Imp Characteristics Changed Since Sale
6	638350	0240	12/16/03	\$459,000	Imp Characteristics Changed Since Sale
6	638350	0575	6/15/05	\$235,062	Quit Claim Deed
6	638350	0710	2/24/04	\$515,000	Imp Characteristics Changed Since Sale
6	638350	0755	6/16/05	\$152,500	Quit Claim Deed
9	047200	0270	9/30/05	\$540,000	Imp Characteristics do not match sale
9	048600	0035	4/30/03	\$240,000	Non Representative Sale
9	048600	0087	4/14/03	\$507,450	Non Representative Sale
9	048600	0130	9/28/04	\$400,000	Imp Characteristics Changed Since Sale
9	048600	0165	4/19/05	\$325,000	Imp Characteristics do not match sale
9	048600	0475	5/8/03	\$429,950	Imp Characteristics Changed Since Sale
9	048600	0493	3/24/04	\$850,000	Obsolescence>0
9	048600	0550	6/15/05	\$799,000	No Market Exposure
9	048600	0560	4/22/04	\$250,000	GOR Ratio
9	341360	0010	7/17/03	\$390,000	Imp Characteristics Changed Since Sale
9	341360	0095	8/19/05	\$591,000	Imp Characteristics do not match sale
9	444130	0075	11/14/03	\$270,000	Forced Sale
9	444130	0075	7/15/03	\$268,218	Forced Sale
9	637750	0036	3/4/04	\$475,000	Non Representative Sale
9	787050	0090	1/29/04	\$449,000	Imp Characteristics Changed Since Sale
9	787050	0090	6/20/05	\$675,000	Imp Characteristics do not match sale
9	808190	0076	7/7/05	\$995,000	Imp Characteristics do not match sale
9	808190	0115	11/21/03	\$720,000	Imp Characteristics Changed Since Sale
9	808190	0130	7/26/04	\$795,000	Imp Characteristics Changed Since Sale
9	808190	0145	7/22/04	\$970,000	No Market Exposure
9	808190	0166	1/8/04	\$440,000	Imp Characteristics Changed Since Sale

Improved Sales Removed from this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	808240	0155	12/19/03	\$99,000	Non Representative Sale
9	808240	0182	2/7/03	\$476,850	Teardown Sale
9	867440	0089	4/5/04	\$1,100,000	Imp Characteristics Changed Since Sale
14	092300	0230	3/3/04	\$328,000	Imp Characteristics Changed Since Sale
14	092300	0393	11/29/05	\$875,000	Imp Characteristics do not match sale
14	092300	0393	10/20/04	\$270,000	DOR Ratio
14	092300	0447	8/21/03	\$246,500	Imp Characteristics Changed Since Sale
14	092300	0525	6/11/03	\$420,000	Imp Characteristics Changed Since Sale
14	093000	0120	3/29/05	\$430,000	Obsolescence>0
14	093000	0161	1/10/03	\$435,000	Imp Characteristics Changed Since Sale
14	093000	0405	4/15/03	\$63,432	Quit Claim Deed
14	093300	0060	1/12/04	\$379,500	Imp Characteristics Changed Since Sale
14	093300	0090	10/20/05	\$134,399	Quit Claim Deed
14	112400	0050	5/6/05	\$402,250	Imp Characteristics do not match sale
14	112400	0060	11/2/04	\$286,000	Imp Characteristics Changed Since Sale
14	112400	0065	10/23/03	\$299,500	Imp Characteristics Changed Since Sale
14	112700	0060	9/16/03	\$288,000	Imp Characteristics Changed Since Sale
14	112700	0080	7/9/03	\$240,000	Sale to Tenant
14	152630	0025	5/6/05	\$462,000	Previous Imp Value <=\$25,000
14	228150	0100	7/15/05	\$142,290	DOR Ratio
14	228150	0100	5/7/04	\$122,830	Quit Claim Deed
14	242603	9083	5/22/03	\$550,000	Imp Characteristics Changed Since Sale
14	242603	9183	6/29/05	\$772,500	Obsolescence>0
14	242603	9228	3/9/04	\$106,742	Quit Claim Deed
14	242603	9228	3/12/04	\$106,742	Quit Claim Deed
14	252603	9052	1/9/04	\$460,000	Segregation and/or Merger
14	252603	9058	5/21/03	\$400,000	Obsolescence>0
14	252603	9078	11/23/05	\$699,950	Obsolescence>0
14	252603	9089	9/17/04	\$357,500	Obsolescence>0
14	252603	9098	5/20/04	\$299,000	Imp Characteristics do not match sale
14	252603	9098	4/16/04	\$235,000	Imp Characteristics do not match sale
14	252603	9105	7/15/05	\$530,000	Imp Characteristics do not match sale
14	260770	0060	9/10/03	\$120,632	Quit Claim Deed
14	361660	0070	9/24/05	\$720,000	Obsolescence>0
14	361660	0075	9/21/04	\$125,000	Partial Interest Sale
14	361660	0075	9/21/04	\$125,000	Partial Interest Sale
14	361660	0075	9/21/04	\$125,000	Partial Interest Sale
14	391840	0125	4/1/03	\$294,000	Imp Characteristics Changed Since Sale
14	437870	0025	10/27/05	\$45,500	Quit Claim Deed
14	437870	0025	10/27/05	\$45,500	Quit Claim Deed
14	619000	0040	4/22/03	\$433,500	Diagnostic Outlier
14	761120	0065	3/24/03	\$250,000	Related Party, Friend, or Neighbor
14	761120	0205	6/14/05	\$775,000	Imp Characteristics Changed Since Sale
14	763990	0025	5/28/03	\$700,000	Imp Characteristics Changed Since Sale
14	764040	0260	12/6/04	\$350,000	Obsolescence>0
14	764040	0300	8/19/04	\$173,451	DOR Ratio

Improved Sales Removed from this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
14	889400	0045	12/5/03	\$300,000	Related Party, Friend, or Neighbor
14	891050	0360	3/18/04	\$467,500	Obsolescence>0
14	891050	0460	7/12/05	\$375,000	Imp Characteristics do not match sale
14	891050	0466	6/24/05	\$580,000	Imp Characteristics do not match sale



King County
Department of Assessments
King County Administration Bldg.
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Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
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Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

Scott Noble

SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr